Karen Johnson Davidson County
Batch# 1032343 DEEDWARR
07/31/2023 09:43:30 AM 5 pgs
Fees: $28.00 Taxes: $1,176.97
20230731-0058681

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth,GA 30096
Tel. 770-497-9100

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
2226 Dale View Drive
Antioch, TN 37013

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
2226 Dale View Drive
Antioch, TN 37013

Map parcel number: 163070A10600CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Jeni A. Squiric, an unmarried woman

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 24th day of July, 20 23, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeni A. Squiric

Jeni A. Squiric

STATE OI Virginia

COUNTY OF City of Alexandria

On this 24th day of July, 20 23, before me personally appeared Jeni A Squiric, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

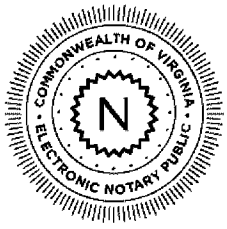
Mohamud Aden 7898118

Notary Public Electronic Notary Public

Printed Name: Mohamud Aden

Commission Expires:

03/31/2026



Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2226 Dale View Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 163070A10600CO

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Final Plat of Resubdivision of Lots 1-11, 61-66, 76-95, & 102-132, Ridgeview UDO, Phase One as of record in Instrument No. 20120807-0070420, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeni A. Squiric, a single person by Warranty deed from Parkside Builders, LLC, a Tennessee limited liability company of record in Instrument No. 20161005-0105519 Register's Office for Davidson County, Tennessee, dated September 29, 2016 and recorded on October 05, 2016.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 318,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 24th day of July, 20 23.

Notary Public
My Commission Expires:

2226 Dale View Drive, Antioch, TN 37013

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/24/2023 (date of document).

Robynn Miller

Affiant Signature

7/24/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24th day of July, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

