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

Karen Johnson Davidson County
Batch# 1075369 DEEDWARR
11/27/2023 11:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,347.54
20231127-0091399

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 063-16-0A-048.00-CO

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,

Coy Lamont Jones , an unmarried man

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 22nd day of November, 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.

Coy Lamont Jones

Coy Lamont Jones

STATE OF Virginia

COUNTY OF City of Alexandria

On this 22nd day of November, 20 23, before me personally appeared Coy Lamont Jones, 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

COMMONWEALTH OF VIRGINIA · N · ELECTRONIC NOTARY PUBLIC ·

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 799 Jaywood Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 063-16-0A-048.00-CO

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, of record in Plat Book 6900, Pages 550 - 552, as corrected in Book 7462, page 445 and Book 8110, page 401, and amended to change name in Book 8181, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernest V. Jackson and Barbara Jackson by Warranty Deed from Susan P. Green and husband, Joseph A. Green of record in Book 10023, Page 239, Register's Office for Davidson County, Tennessee dated March 29, 1996 and recorded on April 22, 1996.

Being the same property conveyed to Ernest V. Jackson and wife, Michelle Jackson and Barbara Jackson, married by Quitclaim Deed from Ernest V. Jackson and Barbara Jackson of record in Book 11578, Page 170, Register's Office for Davidson County, Tennessee dated April 29, 1999 and recorded on July 19, 1999. Said Barbara Jackson having since died.

Being the same property conveyed to Coy Lamont Jones, an unmarried man by Warranty Deed from Ernest V. Jackson and wife, Michelle Jackson, and Ernest V. Jackson, as sole heir at law of the Estate of Barbara Jackson, deceased, dated October 31, 2013 and recorded November 12, 2013 in Instrument No. 20131112-0116375, Register's Office of Davidson County, Tennessee.

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 $ 364,200.00 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 22nd day of November, 20 23.

Notary Public
My Commission Expires:

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

Property Address: 799 Jaywood Drive, Old Hickory, TN 37138

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 11/22/2023 (date of document).

Robynn Miller

Affiant Signature

11/22/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd day of November, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

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