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# 1087074 DEEDWARR
12/29/2023 12:19:30 PM 5 pgs
Fees: $28.00 Taxes: $915.38
20231229-0100166

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: 02606000300

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,

Thomas Lucy-Bouler, divorced, not since remarried

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 28 day of December, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Thomas Lucy-Bouler

STATE OF TENNESSEE

COUNTY OF Sumner

On this 28 day of December, 2023, before me personally appeared Thomas Lucy-Bouler, 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.

Notary Public

Printed Name: Susie J Ingram

Commission Expires:

11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 106 Habersham Court, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 02606000300

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of Windsor Green, Phase 1, Section 1, Lots 1-18, of record in Plat Book 6250, Page 374, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Tink Lucy-Bouler to Thomas Lucy-Bouler, dated January 16, 2018 and recorded October 15, 2018 in Instrument No. 20181015-0101964, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Betty Pillow to Thomas Lucy-Bouler and Tink Lucy-Bouler, husband and wife, dated December 14, 2012 and recorded January 3, 2013 in Instrument No. 20130103-0000621, Register's Office for 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 $ 247,400.00 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 28th day of December, 20 23.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 106 Habersham Court, Goddlettsville, TN 37072

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 12/28/2023 (date of document).

Robynn Miller

Affiant Signature

12/28/23

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 28th day of December, 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