Send tax bills to:
ALICIA MOFFETT
435 HICKORY GLADE DRIVE
ANTIOCH, TN 37013

Karen Johnson Davidson County
Batch# 1253733 DEEDWARR
03/28/2025 01:24:30 PM 5 pgs
Fees: $28.00 Taxes: $777.00
20250328-0023480

Name and address of new owner:
ALICIA MOFFETT
435 HICKORY GLADE DRIVE
ANTIOCH, TN 37013

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 576573

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 162010A02400CO

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,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

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

ALICIA MOFFETT, SINGLE,

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 26th day of March, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Anissa Cienfuegos-Ruiz
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Anissa Cienfuegos-Ruiz, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26th day of March, 20 25.

_____
Notary Public

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Unit No. 24 on the Plan of Hickory Glade, Phase 1 of record in Plat Book 6250, Page 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TAX PARCEL ID/APN (For informational purposes only): 162010A02400CO
MORE COMMONLY KNOWN AS: 435 HICKORY GLADE DRIVE, ANTIOCH, TN 37013

Being the same premises conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST from LARRY DEAN BROCK, AN UNMARRIED MAN AND ASHLEY GOOD, AN UNMARRIED WOMAN by Deed dated 01/12/2024, and recorded on 01/23/2024, as Instrument No., 20240123-0003700, in the Office of the Recorder of Deeds in and 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 $ 210,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 26th day of March , 20 25 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
435 Hickory Glade Drive, Antioch, TN 37013

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

I, Cyndi Van Campen, 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 03/26/2025 (date of document).

Affiant Signature

03/26/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 26th day of March, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027