Karen Johnson Davidson County
Batch# 857425 DEEDWARR
05/18/2022 08:30:30 AM 5 pgs
Fees: $28.00 Taxes: $2,179.67
20220518-0057141

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**
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Map parcel number: 00 114 7 B 162.00 R 000

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,

**Michael Luczak and Amanda Lea Endress, husband and wife**

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 7 day of APRIL, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Michael Luczak

Amanda Lea Endress

STATE OF TENNESSEE

COUNTY OF Williamson

On this 7 day of April, 2022, before me personally appeared **MICHAEL LUCZAK AND AMANDA LEA ENDRESS**, 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: Karlita Zirker

Commission Expires:

1-3-2023

KARLITA ZIRKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 1457 West Running Brook Road, Nashville, TN 37209

TAX PARCEL ID/APN (For informational purposes only): 00 114 7 B 162.00 R 000

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Section 8, Addition to Westchase of record in Plat at Instrument No. 20050930-0117579, 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 Michael Luczak and Amanda Lea Endress, husband and wife by Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060207-0014941 Register's Office for Davidson County, Tennessee, dated February 03, 2006 and recorded on February 07, 2006. (Value of consideration shown in aforementioned deed $292,444.00.) Being also known as 1457 West Running Brook Road Nashville, Tennessee 37209.

AFFIDAVIT OF VALUE

STATE OF GEORGIA )

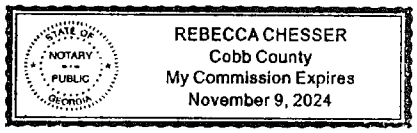
COUNTY OF COBB )

The actual consideration (or value, whichever is greater) for this transfer is $ 589,100.00

Kayla Hunt
AFFIANT

Subscribed and sworn to before me, this 15th day of APRIL, 20 22.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24




Property address: 1457 West Running Brook Road, Nashville, TN 37209

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

I, Kayla Short, 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 APRIL 15, 2022 (date of document).

Kayla Short

Affiant Signature

4/15/2022

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15TH day of APRIL, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

