Karen Johnson Davidson County
Batch# 1003123 DEEDWARR
05/15/2023 11:01:30 AM 5 pgs
Fees: $28.00 Taxes: $936.10
20230515-0035974

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30096
File No. 506593

This Instrument Prepared By:
RYAN SMITH
o/b/o BC LAW FIRM, P.A.
409 SHADOW PKWY
CHATTANOOGA, TN 37421

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX NOTICES TO:	MAP PARCEL NUMBERS
OPENDOOR PROPERTY TRUST I	OPENDOOR PROPERTY TRUST I	075 12 0A 159.00
410 N SCOTTSDALE RD, STE 1600 TEMPE, AZ 85281	410 N SCOTTSDALE RD, STE 1600 TEMPE, AZ 85281	

This Deed executed this 11 day of MAY 2023, for good consideration, I (We) **MARY ELLEN HEITZ, AN UNMARRIED PERSON** whose mailing address is 677 BELGIUM DRIVE, HERMITAGE, TN 37076, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, of record in Plat at Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Ellen Heitz, an unmarried person by Warranty deed from Capitol Homes Inc., a Tennessee Corporation of record in Instrument No. 20051007-0121568 Register's Office for Davidson County, Tennessee, dated September 27, 2005 and recorded on October 07, 2005.

APN: 075 12 0A 159.00

Property Address: 677 BELGIUM DRIVE, HERMITAGE, TN 37076

This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 11 day of May, 2023.

Mary Ellen Heitz

MARY ELLEN HEITZ

STATE OF Tennessee)
) SS.
COUNTY OF Wilson)

On this 11th day of May, 2023, before me personally appeared **MARY ELLEN HEITZ**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

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 $253,000 _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Mary Ellen Ideal
Signature of Affiant

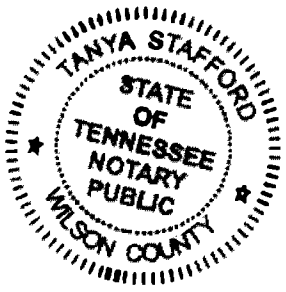
STATE OF Tennessee
COUNTY OF Wilson

Sworn to before me this 11th day of May, 20 23.

Tanya Stafford
Notary Public
My Commission Expires: 2-14-2024

Name and address for person(s) responsible for taxes:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85281

Name and Address of property owner:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85281



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 05/11/2023 (date of document).

Robynn Miller

Affiant Signature

05/11/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th day of May, 20 23,

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