Karen Johnson Davidson County
Batch# 1009159 DEEDWARR
05/30/2023 03:33:30 PM 5 pgs
Fees: $28.00 Taxes: $1,582.12
20230530-0040718

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: 075110A05000CO

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,

James Donald Harper Jr. and James Milo Waldrop, a married couple

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 23rd day of May, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Donald Harper Jr.

James Donald Harper Jr.

James Milo Waldrop

James Milo Waldrop

STATE OF Virginia

COUNTY OF Loudoun

On this 23rd day of May, 2023, before me personally appeared James Donald Harper Jr and James Milo Waldrop, 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: Gloria Asare

Commission Expires:

12/31/2024

Registration No: 7901547



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1240 Andrew Donelson Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075110A05000CO

Land in Davidson County, Tennessee, being Lot No. 43, on the Plan of Phase Two, Heritage Meadows, of record in Plat Book 9700, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Donald Harper, Jr. and James Milo Waldrop, a married couple by Warranty deed from Peter A. Pasterski and Sara Pasterski, husband and wife of record in Instrument No. 20181003-0098275 Register's Office for Davidson County, Tennessee, dated September 28, 2018 and recorded on October 03, 2018.

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 $ 427600.00 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 23rd day of May, 20 23.

Notary Public
My Commission Expires:

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

PROPERTY ADDRESS: 1240 ANDREW DONELSON DRIVE, HERMITAGE, TN 37076

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 5/23/2023 (date of document).

Affiant Signature

5/23/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 23RD 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