Karen Johnson Davidson County
Batch# 1018841 DEEDWARR
06/26/2023 10:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,077.44
20230626-0048345

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: 075120C05600CO

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,

Asheia Wynne Leonard F.K.A. Asheia Wynne and husband Yves Leonard

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

Asheia Wynne Leonard

Asheia Wynne Leonard FKA Asheia Wynee

Yves Leonard

Yves Leonard

STATE OF Texas

COUNTY OF collin

On this 22nd day of June, 20 23, before me personally appeared Asheia Wynne Leonard Yves Leonard, 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.

Turkessa Nannette Quick Notary Public, State of Texas

Notary Public

Printed Name: Turkessa Nannette Quick

Commission Expires: 04/16/2026

Turkessa Nannette Quick

ID NUMBER
131532233
COMMISSION EXPIRES
April 16, 2026

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 751 Tulip Grove Road, Unit 1105, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075120C05600CO

Land in Davidson County, Tennessee, being Unit No. 1105, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Asheia Wynne, an unmarried person by Warranty deed from Julie R. James of record in Instrument No. 20150128-0008021 Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on January 28, 2015.

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 $ 291,200.00 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 22nd day of June, 20 23.

Notary Public
My Commission Expires:

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

Property Address: 751 Tulip Grove Rd,
Unit 1105 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 6/22/2023 (date of document).

Robynn Miller

Affiant Signature

6/22/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd day of June, 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