Karen Johnson Davidson County
Batch# 1045596 DEEDWARR
09/01/2023 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,127.39
20230901-0068888

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: 075120F08700CO

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,

Chad Wilson and Elizabeth Wilson, 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 30th day of August, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Chad Wilson

Elizabeth Wilson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 30th day of August, 2023, before me personally appeared Chad Wilson and Elizabeth Wilson, 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: Unity Anderson

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission Expires:

May 5, 2025

My Commission Expires
May 5, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 735 Tulip Grove Road, Unit 335, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075120F08700CO

Being Unit No. 335 (also known as Tax Parcel 87) Tulip Cove Townhomes, a Horizontal Property Regime with private elements as shown on Exhibit B to the Declaration of Covenants and Restrictions of record in Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chad Wilson, a single man by Warranty deed from Marquis Homes, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20080519-0051256 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 19, 2008.

Being the same property conveyed to Chad Wilson and Elizabeth Wilson, husband and wife by Quit Claim deed from Chad Wilson, a married man, joined by Elizabeth Wilson, his wife of record in Instrument No. 20120907-0080975 Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on September 07, 2012.

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 $ 304,700.00 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 30th day of Aug, 2023.

Notary Public
My Commission Expires:

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

Property Address: 735 Tulip Grove Road, Unit 335, 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 8/30/2023 (date of document).

Affiant Signature

8/30/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th day of August, 2023,

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