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

Karen Johnson Davidson County
Batch# 1090807 DEEDWARR
01/11/2024 11:41:30 AM 5 pgs
Fees: $28.00 Taxes: $1,720.50
20240111-0002447

Send tax bills to:
Danielle Dianne Stefko and Karrie Danielle Dudek
208 McDowell Drive
Nashville, TN 37218

Name and address of new owner:
Danielle Dianne Stefko and Karrie Danielle Dudek
208 McDowell Drive
Nashville, TN 37218

Map parcel number: 058090A16100CO

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Danielle Dianne Stefko and Karrie Danielle Dudek, a married couple, taking title as joint tenants with common law rights of survivorship,

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 10 day of JANUARY, 20 24, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Chelsey Roberts
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Chelsey Roberts, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10 day of JANUARY, 20 24.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 596733
Expires January 16, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 208 McDowell Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058090A16100CO

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Jordan Ridge at Eaton's Creek, Phase 6, formerly Creekside Trails of record in Plat at Instrument No. 20061121-0144757, 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 Pennie L. Portie, unmarried, Melissa Jan Andrews Sigler, unmarried, as tenants in common with right of survivorship by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20071011-0120991 Register's Office for Davidson County, Tennessee, dated October 08, 2007 and recorded on October 11, 2007.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory trust by Warranty Deed from Pennie L. Portie and Melissa Jan Andrews Sigler, wife and wife of record in Instrument No. 20231013-0080563 Register's Office for Davidson County, Tennessee, dated October 10, 2023 and recorded on October 13, 2023.

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 $ 465,000.00 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 10 day of JANUARY, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 208 McDowell Drive, Nashville, TN 37218

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 1/10/2024 (date of document).

Robynn Miller

Affiant Signature

1/10/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10 day of JANUARY, 2024,

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