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# 1090842 DEEDWARR
01/11/2024 01:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,447.81
20240111-0002492

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: 050020A17400CO

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,

Matthew Ardell and Stephanie Ardell, 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 10th day of January, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Matthew Ardell

Matthew Ardell

Stephanie Ardell

Stephanie Ardell

STATE OF Texas

COUNTY OF Harris

On this 10th day of January, 2024, before me personally appeared Matthew Ardell and Stephanie Ardell, 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.

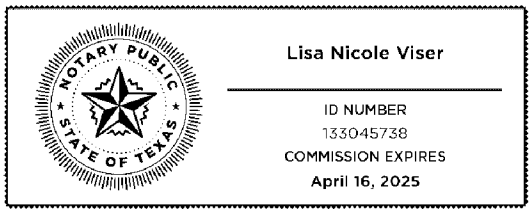
Lisa Nicole Viser

Notary Public

Printed Name: Lisa Nicole Viser

Commission Expires:

04/16/2025



Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1340 Westchester Drive, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050020A17400CO

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Final Plat, Belle Arbor PUD, Phase 6 (formerly known as Victory Village PUD) of record in Instrument No. 20210518-0066771, having been corrected by Surveyor's Certificate of Correction of record in Instrument No. 20210819-0112378, 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 a portion of the same property conveyed to J.D. Eatherly and Justin Cutler, as tenants in common by General Warranty Deed from Victory Church of Nashville, Incorporated, a Tennessee corporation of record in Instrument No. 20080527-0053965 Register's Office for Davidson County, Tennessee, dated May 25, 2008 and recorded on May 27, 2008.

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture comprised of J.D. Eatherly and John D. Ring by Quitclaim Deed from J.D. Eatherly and Justin Cutler of record in Instrument No. 20100709-0053862 Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on July 09, 2010.

Being a portion of the same property conveyed to Eatherly/Ring Joint Venture, a Tennessee joint venture by Quitclaim Deed for Combining Property Into One map and Parcel Number from Eatherly/Ring Joint Venture, a Tennessee joint venture of record in Instrument No. 20161011-0107687 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 11, 2016.

Being the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes by Special Warranty deed from Eatherly/Ring Joint Venture, a Tennessee joint venture of record in Instrument No. 20210824-0114165 Register's Office for Davidson County, Tennessee, dated August 23, 2021 and recorded on August 24, 2021.

Being the same property conveyed to Matthew Ardell and Stephanie Ardell, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20211122-0154692 Register's Office for Davidson County, Tennessee, dated November 18, 2021 and recorded on November 22, 2021.

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 $ 391,300.00 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 10th day of January, 20 24.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 1340 Westchester Drive, Nashville, TN 37207

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 10th 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