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# 1090867 DEEDWARR
01/11/2024 02:26:30 PM 5 pgs
Fees: $28.00 Taxes: $683.39
20240111-0002520

Send tax bills to:
**OPENDOOR PROPERTY TRUST I, a Delaware statutory trust**
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 119-14-0A-110.00-CO

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,

**Brent D. Showalter, unmarried,**

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 11th 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.

Brent D. Showalter

Brent D. Showalter

STATE OF Virginia

COUNTY OF Loudoun

On this 11th day of January, 2024, before me personally appeared Brent D. Showalter, 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
Electronic Notary Public

Commission Expires:

12/31/2024
Registration No. 7901547
Notarized online using audio-video communication



**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 2929 Selena Drive, Unit G110, Nashville, TN 37211

TAX PARCEL ID/APN (For informational purposes only): 119-14-0A-110.00-CO

Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 110, Building G, Kingswood Condominiums, as established under Master Deed of record in Book 5552, Page 732 as amended in Book 6058, Page 320 in the Register's Office Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Brent D Showalter, unmarried by Warranty Deed from Phillip E Johnson unmarried of record in Instrument No. 20171207-0124764 Register's Office for Davidson County, Tennessee, dated December 4, 2017 and recorded on December 7, 2017.

## 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 $ 148,700.00 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 11th day of January, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 2929 Selena Drive, Unit G110, Nashville, TN 37211

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 1/11/2024 (date of document).

Robynn Miller

Affiant Signature

1/11/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11th 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