Karen Johnson Davidson County
Batch# 1099905 DEEDWARR
02/09/2024 03:31:30 PM 5 pgs
Fees: $28.00 Taxes: $1,239.50
20240209-0009353

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:
**Iykemroy Nwaokike Jr.**
4800 Myra Dr.,
Hermitage, TN 37076

Name and address of new owner:
Iykemroy Nwaokike Jr.
4800 Myra Dr.,
Hermitage, TN 37076

Map parcel number: 164040B01400CO

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,

**Iykemroy Nwaokike Jr.,**

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 8 day of FEBRUARY, 2024, 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 8 day of FEBRUARY, 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 15, 2025

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 5526 Hamilton Circle, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164040B01400CO

Land in Davidson County, Tennessee, being Unit No. 14 on the Plan of Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Hamilton Run Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170301-0020039 and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Hamilton Run Townhomes, as set out on Exhibit "C" to the Declarations of record in Instrument No. 20170301-0020039 and amended in Instrument No. 20171117-0118441 and in Instrument No. 20171121-0119229, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Christopher Brown and Sarah Packard, husband and wife by Warranty Deed from Craighead Development, LLC a Tennessee Limited Liability Company of record in Instrument No. 20180430-0040198 Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 30, 2018 and Scrivener's Affidavit recorded on June 07, 2018, Instrument no. 20180607-0054695.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Christopher Brown and Sarah Brown FKA Sarah Packard, husband and wife of record in Instrument No. 20231120-0090056 Register's Office for Davidson County, Tennessee, dated November 16, 2023 and recorded on November 20, 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 $ 335,000.00 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 8 day of FEBRUARY, 2024.

Notary Public

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

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 02/08/2024 (date of document).

Affiant Signature

02/08/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8 day of FEBRUARY, 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