Karen Johnson Davidson County
Batch# 1100177 DEEDWARR
02/12/2024 02:50:30 PM 5 pgs
Fees: $28.00 Taxes: $879.86
20240212-0009764

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 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: 131050B43800CO

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,

Lars Gunnar

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 9 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.

Lars Gunnar

Lars Gunnar

STATE OF TENNESSEE

COUNTY OF Williamson

On this 9 day of February, 2024, before me personally appeared Lars Gunnar, 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.

Jacqueline A. Collins

Notary Public

Printed Name Jacqueline A. Collins

Commission Expires:

01/25/2026

JACQUELINE A. COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-25-2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 438 Summit Ridge Place, Nashville, TN 37215

TAX PARCEL ID/APN (For informational purposes only): 131050B43800CO

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 438 of the Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and as amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Four Seasons Condominiums, as shown on the Exhibit "D" to the Master Deed, as of record in ~~Book 6841, page 349~~*, said Register's Office, for a more complete identification and description of such unit. *Book 6841, Page 349

Being the same property conveyed to Lars Gunnar and wife, Jessica Gunnar by Warranty Deed from Magi Group LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190318-0024381 Register's Office for Davidson County, Tennessee, dated March 14, 2019 and recorded on March 18, 2019.

Being the same property conveyed to Lars Gunnar, unmarried by General Warranty Deed from Lars Gunnar and Jessica Gunnar, now divorced of record in Instrument No. 20221004-0109288 Register's Office for Davidson County, Tennessee, dated September 27, 2022 and recorded on October 4, 2022.

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 $ 237,800.00 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 9th day of February, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 438 Summit Ridge Place, Nashville, TN 37215

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 2/9/2024 (date of document).

Robynn Miller

Affiant Signature

2/9/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 9th day of February, 2024,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

