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:
Justin Wayment and Karrie Wayment
102 Butleigh Court
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1101424 DEEDWARR
02/15/2024 11:48:30 AM 6 pgs
Fees: $33.00 Taxes: $973.10
20240215-0010561

Name and address of new owner:
Justin Wayment and Karrie Wayment
102 Butleigh Court
Goodlettsville, TN 37072

Map parcel number: 02606001800

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,

Justin Wayment and Karrie Wayment, husband and wife, for their joint lives, remainder to the survivor of them

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 13 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 13 day of February, 2024.

_____
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

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.

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EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 102 Butleigh Court, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 02606001800

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Resubdivision of Windsor Green, Phase I, Section I, Lots 1-18, of record in Book 6250, Page 374, said Register's Office and described further as:

Said Lot No. 18, being a corner lot, fronts 109.05 feet on the Northerly margin of Windsor Trace and fronts 15.94 feet on the Westerly margin of Butleigh Court, said frontages being joined by a curve measuring 56.85 feet; the Northerly line of said lot extends 100 feet and intersects the Northerly line which measures 30.92 feet thereon.

Being the same property conveyed to Darrell L. Dixon and Theresa L. Mangrum both unmarried by Warranty deed from Jennie Sue Young, unmarried of record in Instrument No. 20001009-0100031 Register's Office for Davidson County, Tennessee, dated October 03, 2000 and recorded on October 09, 2000.

Being the same property conveyed to Maximum Property Corporation, Trustee for the Dixon Family Trust dated October 22, 2004 by Warranty deed from Darrell L. Dixon and wife, Theresa L. Mangrum Dixon of record in Instrument No. 20041027-0129079 Register's Office for Davidson County, Tennessee, dated October 22, 2004 and recorded on October 27, 2004.

Being the same property conveyed to Top Notch Properties, LLC by Quitclaim deed from Maximum Property Corporation, Trustee for the Dixon Family Trust dated October 22, 2004 of record in Instrument No. 20121018-0095825 Register's Office for Davidson County, Tennessee, dated October 10, 2012 and recorded on October 18, 2012.

Being the same property conveyed to Rochelle Insurance Agency LLC, a Tennessee limited liability company by Quitclaim deed from Top Notch Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109366 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020.

Being the same property conveyed to Roger Rochelle, a married man by Quitclaim Deed from Rochelle Insurance Agency LLC, a Tennessee limited liability company of record in Instrument No. 20230719-0055752 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 19, 2023.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Roger Rochelle, a married man of record in Instrument No. 20230720-0055855 Register's Office for Davidson County, Tennessee, dated July 14, 2023 and recorded on July 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 $ 263,000.00 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 13 day of FEBRUARY, 20 24.

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 02/13/2024 (date of document).

Robynn Miller

Affiant Signature

02/13/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13 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