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:
Megan L Erickson
3405 Old Anderson Road , 228
Antioch, TN 37013

Karen Johnson Davidson County
Batch# 1103263 DEEDWARR
02/21/2024 11:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,167.35
20240221-0011870

Name and address of new owner:
Megan L Erickson
3405 Old Anderson Road 228
Antioch, TN 37013

Map parcel number: 136-15-0A-083-00-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,

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,

Megan L Erickson, a single woman

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 16 day of FEBRUARY, 20 24, 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: Madeline Valencia
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Madeline Valencia, 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 16 day of FEBRUARY, 20 24.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025



EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3405 Old Anderson Road, Unit 228, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 136-15-0A-083-00-CO

Land in Davidson County, Tennessee, being Unit No. 83 on the Plan of First Revision to Phase Two, Final Plat, Watercrest Townhomes, as shown on plat of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Juan Milton and Latrisha Milton, husband and wife by Special Warranty Deed from First Horizon Home Loans, a Division of First Tennessee Bank National Association of record in Instrument No. 20080922-0096282 Register's Office for Davidson County, Tennessee, dated August 06, 2008 and recorded on September 22, 2008.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Juan Milton and Latrishia Milton, husband and wife of record in Instrument No. 20230921-0074469 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 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 $ 315,500.00 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 16 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

Property Address:
3405 Old Anderson Road, Unit 228, Antioch, TN 37013

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 02/16/2024 (date of document).

Robynn Miller

Affiant Signature

02/16/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16 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