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# 1106542 DEEDWARR
03/01/2024 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,202.50
20240301-0014419

Send tax bills to:
**Allan T. Sawyer and Teresa D. Sawyer**
139 Cumberland Trace
Nashville, TN 37214

Name and address of new owner:
Allan T. Sawyer and Teresa D. Sawyer
139 Cumberland Trace
Nashville, TN 37214

Map parcel number: 073160A13900CO

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,

**Allan T. Sawyer and Teresa D. Sawyer, husband and wife**

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.

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 29 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 29 day of FEBRUARY, 20 24.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

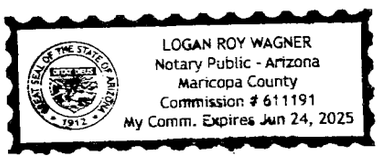


**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 139 Cumberland Trace, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 073160A13900CO

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 700, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to Barry G. Hurt, an unmarried man and Eileen Mary Hurt, an unmarried woman by Warranty deed from June S. Bowers, unmarried of record in Instrument No. 20090303-0018742 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on March 03, 2009.

Being the same property conveyed to Eileen Mary Hurt and Barry G. Hurt, as tenants in common with right of survivorship by Quitclaim deed from Eileen Mary Hurt and Barry G. Hurt of record in Instrument No. 20121120-0106957 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on November 20, 2012.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Eileen Mary Hurt, a single woman and Barry G. Hurt, a single man of record in Instrument No. 20231013-0080603 Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 13, 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 $ 325,000.00 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 29 day of FEB, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 139 Cumberland Trace, Nashville, TN 37214

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 FEBRUARY 29 2024 (date of document).

Affiant Signature

FEB 29 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29 day of FEBRUARY, 20 24,

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