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# 1109954 DEEDWARR
03/12/2024 08:07:30 AM 5 pgs
Fees: $28.00 Taxes: $1,909.57
20240312-0016865

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: 097-16-0A-064.00-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,

Ted G. Matthews and Melanie S. Matthews, husband and wife

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 7th day of March, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ted G. Matthews

Ted G. Matthews

Melanie S. Matthews

Melanie S. Matthews

STATE OF TENNESSEE

COUNTY OF Davidson

On this 7th day of March, 2024, before me personally appeared Ted G. Matthews, Melanie S. Matthews 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.

Tressie M. Lewis

Notary Public

Printed Name: Tressie M. Lewis

Commission Expires:
01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 5145 Bay Overlook Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 097-16-0A-064.00-CO

Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of The Peninsula, Phase Two, of record in Plat Book 9700, Page 352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ted G. Matthews and Melanie S. Matthews, Husband and wife by Warranty Deed from Rian L. Greenberg and Wendy L. Greenberg, Husband and Wife of record in Instrument No. 20171113-0116196 Register's Office for Davidson County, Tennessee, dated November 6, 2017 and recorded on November 13, 2017.

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 $ 516,100.00 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 GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 7 day of March, 2024

NOTARY PUBLIC
My Commission Expires:

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

Property address:

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 3/7/24 (date of document).

Affiant Signature

3/7/24
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 7th day of March, 2024.

Notary's Signature

My Commission Expires: 10/26/2024

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

Notary's Seal (if on paper)