Karen Johnson Davidson County
Batch# 1113816 DEEDWARR
03/21/2024 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $653.42
20240321-0019715

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 Road, # 1600
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Road # 1600
Tempe, AZ 85288

Map parcel number: 043100B08700CO

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,

Anthony Quezada and Emily Quezada, 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 21st 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.

Anthony Quezada

Anthony Quezada

Emily Quezada

Emily Quezada

STATE OF Florida

COUNTY OF Duval

On this 21st day of March, 2024, before me personally appeared Anthony and Emily Quezada, 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.

Lola Denise Strickland

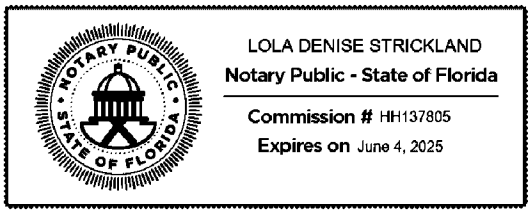
Notary Public

Printed Name: Lola Denise Strickland

Commission Expires:

06/04/2025

TN DRIVER LICENSE



Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 555 North Dupont Avenue, Unit D87, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043100B08700CO

A certain real estate in Davidson County, Tennessee, being Unit No. D-87 on the Plat of Madison Park Condominium, Phase II, according to the Master Deed of record in Book 5452, Page 614, as corrected by Book 5608, Page 551, and amended by Book 8014, Page 416, in the Register's Office of Davidson County, Tennessee, and being more particularly described in Plat Book 5200, Pages 179 through 182, Inclusive, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Louis Joseph Vargo and tiffany Cathey Vargo, husband and wife by Warranty deed from Green Leaf, LLC, a Tennessee Series Limited Liability Company, Series No. 1406 of record in Instrument No. 20161006-0105978 Register's Office for Davidson County, Tennessee, dated October 05, 2016 and recorded on October 06, 2016.

Being the same property conveyed to VMV Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Louis Joseph Vargo and Tiffany Cathey Vargo, a/k/a Tiffany A. Vargo, husband and wife of record in Instrument No. 20201230-0154689 Register's Office for Davidson County, Tennessee, dated December 30, 2020 and recorded on December 30, 2020.

Being the same property conveyed to Anthony Quezada and Emily Quezada, husband and wife by Warranty Deed from VMV Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20221020-0114280 Register's Office for Davidson County, Tennessee, dated October 18, 2022 and recorded on October 20, 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 $ 176,600.00 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 21st day of March, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 555 North Dupont Avenue, Unit D87, Madison, TN 37115

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 March 21, 2024 (date of document).

Affiant Signature

March 21, 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21st day of March, 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