Karen Johnson Davidson County
Batch# 1120242 DEEDWARR
04/08/2024 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,205.83
20240408-0024834

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 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: 175040A09300CO

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,

James Paul Wilson, a single man and Shawna Rae Patterson, a single woman

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 8th day of April, 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.

James Paul Wilson

James Paul Wilson

Shawna Rae Patterson

Shawna Rae Patterson

STATE OF Texas

COUNTY OF Bell

On this 8th day of April, 20 24, before me personally appeared James Paul Wilson and Shawna Rae Patterson, 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.

Rashid Rauf

Notary Public

Printed Name: RASHID RAUF

Commission Expires:

09/27/2025

NOTARY PUBLIC STATE OF TEXAS

RASHID RAUF

ID NUMBER
133354378
COMMISSION EXPIRES
September 27, 2025

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 506 Yellowstone Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 175040A09300CO

Land in Davidson County, Tennessee, being Lot No. 17A on the Final Plat of Park Place Subdivision Phase II, as shown in the Master Deed of record in Instrument No. 20010214-0014161, Instrument No. 20010702-0069590, Instrument No. 20011019-0114191 Instrument No. 20011212-0136927, Instrument No. 20030710-0095634, Instrument No. 20030915-0134956, and amended in Instrument No. 20111115-0089064 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 Shawna Rae Patterson, unmarried and James Paul Wilson, unmarried, as joint tenants rights of survivorship by Warranty Deed from Gregory Alan Glasscock and Kimberly Wilson Glasscock, husband and wife of record in Instrument No. 20210416-0050902 Register's Office for Davidson County, Tennessee, dated April 14, 2021 and recorded on April 16, 2021.

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 $ 325,900.00 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 8th day of April, 20 24.

Notary Public
My Commission Expires:

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

Property address: 506 Yellowstone Court, 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 April 8, 2024 (date of document).

Affiant Signature

April 8, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8th day of April, 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