Karen Johnson Davidson County
Batch# 1122725 DEEDWARR
04/15/2024 10:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,716.43
20240415-0026566

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: 155080B06300CO

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,

Michael Kent Langreck, married, sole heir at law of Michael Forrest Langreck,

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 11th 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.

Michael Kent Langreck

Michael Kent Langreck

STATE OF Virginia

COUNTY OF Loudoun

On this 11th day of April, 20 24, before me personally appeared Michael Kent Langreck, 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.

Electronic Notary Public

Notary Public

Printed Name: Gloria Asare

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Commission Expires:

12/31/2024

Registration No:7901547

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 601 South Riverbend Court, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 155080B06300CO

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 63, which is a corner lot, fronts 80.00 feet on the Westerly margin of South Riverbend Ct. and fronts 75.68 feet on the broken Northerly margin of South Riverbend Drive, said frontages being joined by a curve having a length of 40.09 feet, and extends back 96.93 feet on the Westerly line and 86.55 feet on the Northerly line to a point of intersection.

Being the same property conveyed to Michael F. Langreck and spouse, Lucille F. Michael F. Langreck by Warranty Deed from Kurt H. Schindler, a single person of record in Book 9460, page 515, Register's Office for Davidson County, Tennessee, dated September 08, 1994 and recorded on September 09, 1994.

Being the same property conveyed to Michael F. Langreck by Quitclaim Deed from Lucille K. Langreck of record in Instrument No. 20230228-0013813 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on February 28, 2023.

Being the same property conveyed to Michael Kent Langreck, sole heir at law of Michael Forrest Langreck by Quitclaim Deed from Michael Kent Langreck, individually and as Administrator for the Estate of Michael Forrest Langreck (appointed in Probate Court number 24P-267, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) of record in Instrument No. 20240408-0024853 Register's Office for Davidson County, Tennessee, dated April 5, 2024, and recorded on April 8, 2024.

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 $ 463,900.00 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 11 day of April, 2024.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

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 4/11/2024 (date of document).

Robynn Miller

Affiant Signature

4/11/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11 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