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# 1130726 DEEDWARR
05/03/2024 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $889.48
20240503-0032707

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: 136030B03300CO

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,

Raymond Allen Williams , a single man

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 30th day of April, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Raymond Allen Williams
Raymond Allen Williams

STATE OF ~~TENNESSEE~~ Georgia

COUNTY OF Clarke

On this 30th day of April, 2024, before me personally appeared Raymond Allen Williams, 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.

Donald L Moon

Notary Public

Printed Name: Donald L Moon

Commission Expires:

5/29/2024

DONALD L MOON
NOTARY PUBLIC
Clarke County
State of Georgia
My Comm. Expires May 29 2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3880 Priest Lake Drive, Unit 78, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 136030B03300CO

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 78, Building No. 25. being part of a horizontal property regime known as Priest Lake Park Condominium Townhouses, and as shown on the plan of Priest Lake Park Condominium Townhouses, Phase 2, as of record in Book 4675, Page 131, and Book 4675, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond P. Williams and wife, Edna G. Williams by Warranty Deed from Sandra Helm Robert, unmarried of record in Instrument No. 20090401-0029132 Register's Office for Davidson County, Tennessee, dated March 31, 2009 and recorded on April 01, 2009.

Being the same property conveyed to Raymond Allen Williams, by Affidavit of Heirship (as sole heir to Raymond and Edna Williams) of record in Instrument Number 202405030032706 Registers Office for Davidson County, Tennessee, dated April 29, 2024 and recorded on _____.

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 $ 240,400.00 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 30th day of April, 20 24.

Notary Public
My Commission Expires:

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

Property Address: 3880 Priest Lake Drive, Unit 78, Nashville, TN 37217

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 30, 2024 (date of document).

Robynn Miller
Affiant Signature

April 30, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30th day of April, 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