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# 1134519 DEEDWARR
05/14/2024 10:42:30 AM 5 pgs
Fees: $28.00 Taxes: $1,598.03
20240514-0035469

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: 142-10-0E-040-00

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,

Christopher T. Leahy, an unmarried 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 8th day of May, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christopher T. Leahy

Christopher T. Leahy

STATE OF Texas

Document: Warranty Deed TJB

COUNTY OF Collin

On this 8th day of May, 2024, before me personally appeared Christopher T. Leahy, 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.

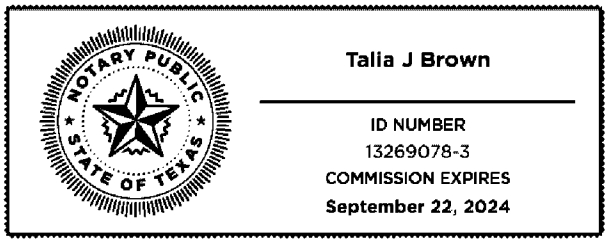
Talia J. Brown

Notary Public

Printed Name: Talia J Brown

Commission Expires:

09/22/2024



Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7520 Station Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-10-0E-040-00

Land in Davidson County, Tennessee, being Unit No. 40 on the plan of Bellevue Station - Phase 2, as shown on Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions of Bellevue Station, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160108-0001959, supplemented as Instrument No. 20160926-0101494, and corrected as Instrument No. 20161025-00112596 and Instrument No. 20170427-0041683, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Christopher T. Leahy, an unmarried man by Warranty Deed from Matthew S. Ractliffe and Brittany Trapani Ractliffe, husband and wife of record in Instrument No. 20200327-0033460 Register's Office for Davidson County, Tennessee, dated March 25, 2020 and recorded on March 27, 2020.

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 $ 431,900.00 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 May, 20 24.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address: 7520 Station Drive, Nashville, TN 37221

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 5/8/2024 (date of document).

Robynn Miller

Affiant Signature

5/8/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8th day of May, 20 24,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

