Karen Johnson Davidson County
Batch# 1149163 DEEDWARR
06/20/2024 11:59:30 AM 5 pgs
Fees: $28.00 Taxes: $882.08
20240620-0046383

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: 07516000200

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,

Ben E Amos, a/k/a Ben E. Amos, SR, 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 13th day of June, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ben E. Amos

Ben E Amos

STATE OF TENNESSEE

COUNTY OF Montgomery

On this 13th day of June, 2024, before me personally appeared Ben E. Amos, 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.

Patti D Carter

Notary Public

Printed Name: Patti D. Carter

Commission Expires:

08-13-2025

PATTI D. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 42-A on the Plan of Zone Lot Division Lots 42-44, Meadows of Tulip Grove, Section One, of record in Book 5200, Page 612 and amended in Book 6231, Page 154 and Book 6900, Page 306, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to Raymond R. Richert and Daniel Donaldson and wife, Athalia Donaldson by Warranty Deed from Hickory Hills Homes, Inc. of record in Book 7353, page 284, Register's Office for Davidson County, Tennessee, dated September 14, 1987 and recorded on September 16, 1987.

Being the same property conveyed to Daniel Donaldson and wife, Athalia Donaldson by Quitclaim Deed from Raymond R. Richert and wife, Susan Richert of record in Book 7684, page 57, Register's Office for Davidson County, Tennessee, dated June 13, 1989 and recorded on June 13, 1989.

Being the same property conveyed to Altus Bank, a Federal Savings Bank by Substitution of Trustee's Deed from Joe M. Kirsch, as Substitute Trustee of record in Book 7955, page 109, Register's Office for Davidson County, Tennessee, dated June 14, 1989 and recorded on October 05, 1989.

Being the same property conveyed to Ben E. Amos by Quitclaim Deed from Resolution Trust Corporation as Conservator of Altus Federal Savings Bank of record in Book 8565, page 250, Register's Office for Davidson County, Tennessee, dated November 18, 1991 and recorded on March 03, 1992.

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 $ 238,400.00 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 13th day of June, 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:
718 Mercer Drive, Hermitage, TN 37076

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 06/13/2024 (date of document).

Robynn Miller

Affiant Signature

06/13/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13th day of June, 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