Karen Johnson Davidson County
Batch# 1152514 DEEDWARR
06/28/2024 01:59:30 PM 5 pgs
Fees: $28.00 Taxes: $836.94
20240628-0048910

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: 033040A00900CO

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,

**Willis Pugh and Charlisa Pugh, husband and wife,**

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 27th day of June, 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.

Willis Pugh

Willis Pugh

Charlisa Pugh

Charlisa Pugh

STATE OF Virginia

COUNTY OF City of Alexandria

On this 27th day of June, 20 24, before me personally appeared Willis Pugh & Charlisa Pugh, 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.

Mohamud Aden 7898118

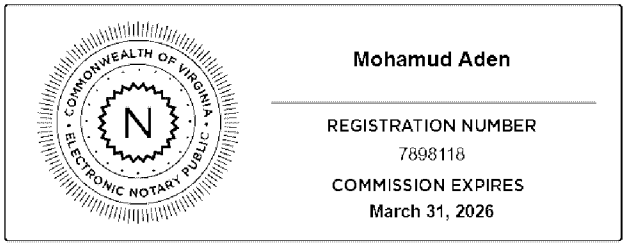
Electronic Notary Public

Notary Public

Printed Name: Mohamud Aden

Commission Expires:

03/31/2026




Notarized remotely online using communication technology via Proof.

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 9 Rolling Meadows Drive, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 033040A00900CO

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rolling Meadows, Phase I, Section One of record in Plat Book 6250, Page 504, 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 Larry E. Bess and Patty S. Bess, a married couple by Warranty Deed from Jefferey B. Hubanks and Barbara J. Hubanks of record in Instrument No. 20171127-0120419 Register's Office for Davidson County, Tennessee, dated October 16, 2017 and recorded on November 27, 2017.

Being the same property conveyed to James M. McCool. Jr, an unmarried man by Quitclaim Deed from Larry E. Bess and Patty S. Bess, a married couple of record in Instrument No. 20210416-0050826 Register's Office for Davidson County, Tennessee, dated April 6, 2021 and recorded on April 16, 2021.

Being the same property conveyed to Brandon Adams, Trustee of The 9 Rolling Meadows Dr Trust by Warranty Deed from James McCool. Jr, an unmarried man of record in Instrument No. 20230113-0003016 Register's Office for Davidson County, Tennessee, dated January 12, 2023 and recorded on January 13, 2023.

Being the same property conveyed to Willis Pugh and Charlisa Pugh, husband and wife by Warranty Deed from Brandon Adams, Trustee of The 9 Rolling Meadows Dr Trust of record in Instrument No. 20230518-0037468 Register's Office for Davidson County, Tennessee, dated May 16, 2023 and recorded on May 18, 2023.

## 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 $ 226,200.00 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 27th day of June, 20 24.

Notary Public
My Commission Expires:

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 6/27/2024 (date of document).

Robynn Miller

Affiant Signature

6/27/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27 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