Karen Johnson Davidson County
Batch# 1152976 DEEDWARR
07/01/2024 10:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,161.80
20240701-0049280

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: 15009001600

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 J. Biddle and Shana T. Biddle, 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.

Michael J Biddle

Shana T Biddle

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of June, 20 24, before me personally appeared Michael J. Biddle and Shana T. Biddle, 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.

Notary Public

Printed Name: Regina C. Hockett

Commission Expires:

3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2957 Kinwood Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15009001600

Land in Davidson County, Tennessee, being Lot No. 137 on the plan of Forest View Park, Section 1, of record in Book 3700, Page 109, Register's Office for said County.

Said Lot No. 137 measures 80.0 feet along its front line which is the Westerly margin of Kinwood Drive and extends back between parallel lines measuring 152.67 feet on its northerly side and 152.89 feet along its southerly side to a dead line measuring 80.60 feet, more or less.

Being the same property conveyed to Michael J. Biddle and wife, Shana T. Biddle by Warranty Deed from Ferlene Jordan, unmarried of record in Instrument No. 20060721-0088151 Register's Office for Davidson County, Tennessee, dated July 14, 2006 and recorded on July 21, 2006.

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 $ 314,000.00 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

Property Address:
2957 Kinwood Drive, Antioch, TN 37013

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 27th 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