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# 1159364 DEEDWARR
07/17/2024 01:30:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20240717-0053908

Send tax bills to:
Holly Anne Benson and Garrett George Grengs
735 Tulip Grove Road, Unit 204
Hermitage, TN 37076

Name and address of new owner:
Holly Anne Benson and Garrett George Grengs
735 Tulip Grove Road Unit 204
Hermitage, TN 37076

Map parcel number: 075-12-0F-025.00-CO

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Holly Anne Benson, an unmarried person and Garrett George Grengs, an unmarried person

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 12 day of JULY, 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Damaris Duke
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Zyrion Lee, a Notary Public in and for said County and State, Damaris Duke, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12 day of JULY, 20 24.

_____
Notary Public

Printed Name: Zyrion Lee

My Commission Expires: 01-15-2025

ZYRION LEE
Notary Public, State of Arizona
Maricopa County
Commission # 596733
My Commission Expires
January 15, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 735 Tulip Grove Road, Unit 204, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 075-12-0F-025.00-CO

A certain tract or parcel of land In Davidson county, State of Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 25 a/k/a Unit 204 of Tulip Cove Townhomes, a horizontal property regime with private elements, as shown in Exhibit "B" of master deed plat plan as recorded in Instrument No. 20050525-0059119, as amended in Instrument No. 20080103-0000699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Whitaker, unmarried by Warranty Deed from Arthur W. Campagnoni of record in Instrument No. 20090313-0022879 Register's Office for Davidson County, Tennessee, dated March 06, 2009 and recorded on March 13, 2009.

Being the same property conveyed to James Whitaker and Erica C Whitaker, husband an wife by Quitclaim Deed from James Whitaker, married to Erica C Whitaker of record in Instrument No. 20130802-0080825 Register's Office for Davidson County, Tennessee, dated July 25, 2013 and recorded on August 02, 2013.

Being the same property conveyed to James Albert Whitaker, II and Erica Camille Whitaker, Trustees of the James Albert Whitaker, II and Erica Camille Whitaker Revocable Family Trust, dated April 27, 2020 by Trust Transfer Deed from James Albert Whitaker, II and Erica Camille Whitaker, as husband and wife of record in Instrument No. 20200501-0045906 Register's Office for Davidson County, Tennessee, dated April 27, 2020 and recorded on May 01, 2020.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from James Albert Whitaker II and Erica Camille Whitaker, Trustees of the James Albert Whitaker II and Erica Camille Whitaker Revocable Family Trust dated April 27, 2020 of record in Instrument No. 20240202-0007614 Register's Office for Davidson County, Tennessee, dated January 31, 2024 and recorded on February 02, 2024.

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 $ 300,000.00 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 12 day of JULY, 2024.

Notary Public
My Commission Expires:

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

Property address: 735 Tulip Grove Road, Unit 204, 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 JULY 12 2024 (date of document).

Robynn Miller

Affiant Signature

JULY 12 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12 day of JULY, 2024,

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