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:
Laura Harris
209 Eldon Ct
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1159376 DEEDWARR
07/17/2024 01:50:30 PM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20240717-0053931

Name and address of new owner:
Laura Harris
209 Eldon Ct
Nashville, TN 37214

Map parcel number: 084-11-0-009-00

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,

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,

Laura Harris, 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 8 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: Giana Schneider
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Giana Schneider, 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 8 day of JULY, 20 24.

_____
Notary Public

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2234 Weona Drive, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only): 084-11-0-009-00

Land in the Third Civil District of Davidson County, Tennessee, being Lots No. 76 on the plan of Maplecrest which appears of record in Book 1835, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lai Chu Olstad, unmarried by Warranty Deed from Annie G. Wooten aka and Annie Grace Wooten of record in Instrument No. 20110920-0072659 Register's Office for Davidson County, Tennessee, dated September 15, 2011 and recorded on September 20, 2011.

Being a portion of the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Lai Chu Olstad, an unmarried person of record in Instrument No. 20240416-0026881 Register's Office for Davidson County, Tennessee, dated April 12, 2024 and recorded on April 16, 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 $ 410,000.00 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 8 day of JULY, 2024.

Notary Public
My Commission Expires:

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

Property Address: 2234 Weona Drive, Nashville, TN 37214

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 07/08/2024 (date of document).

Affiant Signature

07/08/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8 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