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# 1160669 DEEDWARR
07/22/2024 03:52:30 PM 5 pgs
Fees: $28.00 Taxes: $1,267.62
20240722-0054970

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: 14211011500

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 Alan Larkin, a single individual

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 19th 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.

Michael Alan Larkin

Michael Alan Larkin

STATE OF Texas

COUNTY OF Denton

On this 19th day of July, 2024, before me personally appeared Michael Alan Larkin, 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.

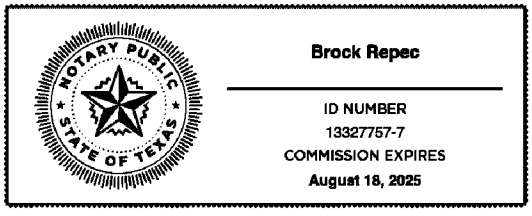
Brock Repec

Notary Public

Printed Name: Brock Repec

Commission Expires:

08/18/2025



Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 513 Westward Winds Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 14211011500

Situated in the county of Davidson and State of Tennessee:

Being Lot No. 38 on the Plan of Westward Winds Subdivision, as of record in Book 3700, Page 32, Register's Office for Said County.

Said Lot No.38 Fronts on the Southerly margin of Westward Winds Drive 80.0 Feet and runs back between lines being 136.0 feet on the Westerly Line and 144.9 Feet on the Easterly Line to a line on the Rear in which it measures 73.2 Feet Thereon.

Being the same property conveyed to Kenneth H. Larkin, Jr and wife, Martha H. Larkin by Warranty Deed from James A . Lowry and wife, Martha R. Lowry of record in Book 6091, page 26, Register's Office for Davidson County, Tennessee, dated July 06, 1983 and recorded on July 08, 1983.

Being the same property conveyed to Kenneth H. Larkin, an unmarried man by Quitclaim Deed from Kenneth H. Larkin, also known as Kenneth H. Larkin, Jr., surviving spouse of Martha H. Larkin of record in Instrument No. 20080415-0038178 Register's Office for Davidson County, Tennessee, dated March 24, 2008 and recorded on April 15, 2008. The said person Martha H. Larkin is deceased as of November 7, 1994. Kenneth H. Larkin, Jr. aka Kenneth H. Larkin having died intestate on May 2, 2024, leaving Michael Alan Larkin, as the sole heir at law.

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 $ 342,600.00 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 19th day of July, 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: 513 Westward Winds Drive, Nashville, TN 37221

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 7/19/2024 (date of document).

Robynn Miller

Affiant Signature

7/19/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 19th day of July, 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