Karen Johnson Davidson County
Batch# 1166428 DEEDWARR
08/05/2024 12:24:30 PM 5 pgs
Fees: $28.00 Taxes: $1,262.07
20240805-0059496

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: 13606004000

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,

Ian Abbott and Jennifer Abbott, 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 31st day of July, 20 24, having caused our names to be signed hereto by its duly authorized officers on said day and date.

Ian Abbott

Ian Abbott

Jennifer Abbott

Jennifer Abbott

STATE OF Texas

COUNTY OF Collin

On this 31st day of July, 20 24, before me personally appeared Ian Abbott and Jennifer Abbott, 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.

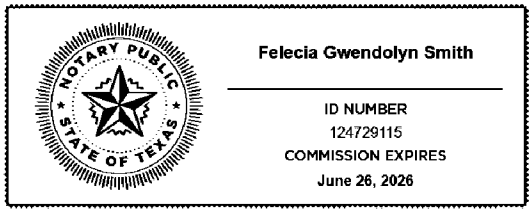
Felecia Gwendolyn Smith

Notary Public

Printed Name: Felecia Gwendolyn Smith

Commission Expires:

06/26/2026



Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 3533 Colony Point West, Nashville, TN 37217

TAX PARCEL ID/APN (For informational purposes only): 13606004000

Being Lot No. 243 on the Plan of Priest Lake Park, Section 5, which of record in Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee.

Said Lot No. 243 fronts 53.49 feet on the Southeasterly margin of Colony Point West and extends back 102.52 feet on the Southwestly line and 118.37 feet on the Northerly line to a broken line in the rear, measuring 167.53 feet thereon.

Being the same property conveyed to Ian Abbott and Jennifer Abbott by Warranty Deed from Susan J. Stafford of record in Instrument No. 20120514-0041230 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 14, 2012.

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 $ 341,100.00 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 31st day of July, 2024.

Notary Public
My Commission Expires:

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

Property Address:
3533 Colony Point West, Nashville, TN 37217

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 07/31/2024 (date of document).

Robynn Miller

Affiant Signature

07/31/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 31st 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