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# 1176330 DEEDWARR
09/03/2024 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,254.30
20240903-0067600

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: 182-06-0A-129.00-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,

Christopher Van Oostrom and Alina Van Oostrom, husband and wife, as tenants by the entirety

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 2nd day of September, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Christopher Van Oostrom

Christopher Van Oostrom

Alina Van Oostrom

Alina Van Oostrom

STATE OF Texas

COUNTY OF Ellis

On this 2nd day of September, 2024, before me personally appeared Christopher Van Oostrom and Alina Van Oostrom, 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.

Mark Dewayne Nash Jr.

Notary Public of Texas

Printed Name: Mark Dewayne Nash Jr.

Commission Expires:

07/03/2025

NOTARY PUBLIC STATE OF TEXAS

Mark Dewayne Nash Jr.

ID NUMBER
13119437-6
COMMISSION EXPIRES
July 3, 2025

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7485 Maggie Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 182-06-0A-129.00-CO

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Final Plat, Old Hickory Hills, Phase Two, Section One of record in Plat at Instrument No. 20030623-0086188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher Van Oostrom, married by Warranty Deed from Amir Z. Tahir and wife, Kawjeen J. Tahir of record in Instrument No. 20170222-0017802 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on February 22, 2017.

Being the same property conveyed to Christopher Van Oostrom and wife, Aline Van Oostrom, as tenants by the entirety by Quitclaim Deed from Christopher Van Oostrom of record in Instrument No. 20200805-0087040 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on August 05, 2020.

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 $ 339,000.00 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 2nd day of September, 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:
7485 Maggie 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 September 2, 2024 (date of document).

Robynn Miller

Affiant Signature

September 2, 2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 2nd day of September, 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