Karen Johnson Davidson County
Batch# 1177488 DEEDWARR
09/04/2024 09:01:30 AM 5 pgs
Fees: $28.00 Taxes: $827.32
20240904-0067912

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: 05010021800

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,

Catherine M. Sabater, as trustee of the Cathy Sabater Trust dated May 14, 2019,

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 28th day of August, 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.

Catherine M Sabater

Catherine M Sabater, Trustee of the Cathy Sabater Trust dated May 14, 2019

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, Alexis Trice, a Notary Public in and for said County and State, Texas, 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.

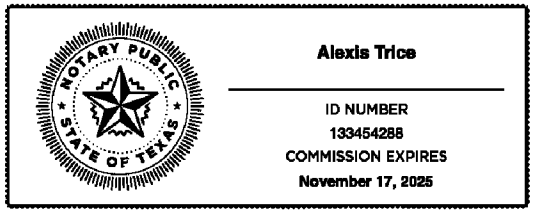
Witness my hand, at office, this 28th day of August, 20 24

Alexis Trice

Notary Public

Printed Name: Alexis Trice

My Commission Expires: 11/17/2025



Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 200 Fawnwood Court, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 05010021800

Land in Davidson County, Tennessee, being Lot No. 149B, on the Plan of Zone Lot Division, Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152, Revision to Section Four, Chesapeake Homes, of record in Book 6250, Page 932, as amended in Book 6250, Page 933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Catherine M. Sabater, as trustee of the Cathy Sabater Trust dated May 14, 2019 by Warranty Deed from Jacquelyn Woods Campbell, appearing as Member of Hudson Harrison, LLC, a Tennessee limited liability company of record in Instrument No. 20210730-0102525 Register's Office for Davidson County, Tennessee, dated July 27, 2021 and recorded on July 30, 2021.

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 $ 223,600.00 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 28th day of August, 20 24.

Notary Public
My Commission Expires:

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

Property Address:
200 Fawnwood Court, Nashville, TN 37207

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 08/28/2024 (date of document).

Robynn Miller

Affiant Signature

08/28/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 28th day of August, 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