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# 1180336 DEEDWARR
09/11/2024 09:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,364.19
20240911-0070025

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: 058090A18400CO

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,

Hector Alcides Rosario, sole heir at law of Hector A. Rosario-Nieves, deceased, a married man,

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 10th day of September, 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.

Hector Alcides Rosario

Hector Alcides Rosario, sole heir at law of Hector A. Rosario-Nieves, deceased

Javier A Nazario

Javier A. Nazario, spouse of Grantor, signing to convey and waive his homestead and marital rights as non-title spouse of Grantor

STATE OF Texas

COUNTY OF Ellis

On this 10th day of September, 20 24, before me personally appeared Hector Alcides Rosario, sole heir at law of Hector A. Rosario-Nieves, deceased, spouse, and Javier A. Nazario, spouse of Grantor, as non-title spouse of Grantor, 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.

Abi Gutierrez

Electronically signed and notarized online using the Proof platform.

Notary Public

Printed Name: Abi Gutierrez

Commission Expires:

01/26/2025

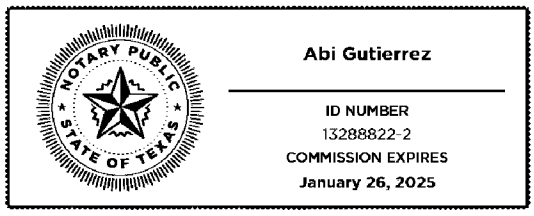


EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2748 Cato Ridge Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058090A18400CO

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7 - Section 1 of record in Plat at Instrument No. 20070824-0101605, 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 Hector A. Rosario-Nieves, unmarried by Warranty Deed from Leah S. Manangat, married fka Leah Santianez, dated November 21, 2018 and recorded November 26, 2018 in Instrument No. 20181126-0115364, Register's Office of Davidson County, Tennessee.

Hector A. Rosario-Nieves died on or about August 22, 2021; Affidavit of Heirship in Instrument No. 20221205-0126626 and amended Affidavit in Instrument No. 20221215-0129775, Register's Office of Davidson County, Tennessee.

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 $ 368,700.00 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 10th day of September, 20 24.

Notary Public
My Commission Expires:

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

Property address:
2748 Cato Ridge Drive, Nashville, TN 37218

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 10, 2024 (date of document).

Affiant Signature

September 10, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10th 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