Karen Johnson Davidson County
Batch# 1195700 DEEDWARR
10/18/2024 01:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,277.61
20241018-0081151

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: 053060A11700CO

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,

Christina Stephens, unmarried

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 17th day of October, 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.

Christina Stephens

Christina Stephens

STATE OF Florida

COUNTY OF Pasco

On this 17th day of October, 20 24, before me personally appeared Christina Stephens, 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. identified by a Tennessee driver license

Notary Public

Printed Name: Jack W Koch

Commission Expires:

09/30/2028

JACK W KOCH
Notary Public - State of Florida
Commission # HH583871
Expires on September 30, 2028

Notarized remotely online using communication technology via Proof.

EXHIBIT A

Legal Description

MORE COMMONLY KNOWN AS: 1944 Waterford Drive, Old Hickory, TN 37138

TAX PARCEL ID/APN (For informational purposes only): 053060A11700CO

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Phase 3, Waterford T10 Residential P.U.D of record in Plat Book 7900, Page 707, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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Being the same property conveyed to Christina Schuhwerk, unmarried by Quitclaim Deed from Erik Schuhwerk, unmarried of record in Instrument No. 20241004-0077008 Register's Office for Davidson County, Tennessee, dated September 16, 2024 and recorded on October 04, 2024.

Being the same property conveyed to Christina Schuhwerk and husband, Erik Schuhwerk by Warranty Deed from Jason Weatherford of record in Instrument No. 20120607-0049679 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 07, 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 $ 345300.00 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 17th day of October, 20 24.

Notary Public

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

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 10/17/2024 (date of document).

Affiant Signature

10/17/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 17th day of October, 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