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# 1199452 DEEDWARR
10/31/2024 10:58:30 AM 5 pgs
Fees: $28.00 Taxes: $2,372.07
20241031-0084295

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: 105140N02300CO

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,

Donald Bradley Wood and Lesa Bennett Wood, 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 28th 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.

Donald Bradley Wood

Donald Bradley Wood

Lesa Bennett Wood

Lesa Bennett Wood

STATE OF Virginia

COUNTY OF Loudoun

On this 28th day of October, 20 24, before me personally appeared Donald Bradley Wood and Lesa Bennett Wood, 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.

Electronic Notary Public

Notary Public

Printed Name: Gloria Asare

Commission Expires:

12/31/2024

Registration No: 7901547

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Notarized remotely online using communication technology via Proof.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 824 Melpark Court, Nashville, TN 37204

TAX PARCEL ID/APN (For informational purposes only): 105140N02300CO

Land situated in Davidson County, Tennessee, being Unit 23, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613, as amended by Instrument No. 20160106-0001307 with Plat attached as Exhibit "C", and also amended in Instrument No. 20210309-0030504, in the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald Bradley Wood and Lesa Bennett Wood, husband and wife by Special Warranty Deed from Melpark Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20160927-0101964 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 27, 2016.

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 $ 641,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 28th day of October , 20 24 .

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 824 Melpark Court, Nashville, TN 37204

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 October 28, 2024 (date of document).

Affiant Signature

October 28, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 28th day of October, 20 24,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027