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# 1199681 DEEDWARR
10/31/2024 03:20:30 PM 5 pgs
Fees: $28.00 Taxes: $988.64
20241031-0084618

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: 03413018700

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,

Lakenya S. Watkins, a single woman

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 29th 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.

Lakenya S. Watkins

Lakenya S. Watkins

STATE OF TENNESSEE

COUNTY OF Davidson

On this 29th day of October, 20 24, before me personally appeared Lakenya S Watkins, 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.

Unity Anderson

Notary Public

Printed Name: Unity Anderson

Commission Expires:
My Commission Expires
May 5, 2025

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-5-2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1390 Florence Avenue, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 03413018700

A certain track or parcel of land located in Davidson County, Tennessee described as follows to-wit:

Being Lot No. 26, Block G, Eastlawn Subdivision as recorded in Plat Book 547, Page 153, and 154, Register's Office for Davidson County, Tennessee.

Said Lot No. 26, Block G, fronts 50 feet on the southeasterly margin of Florence Avenue and extends back between parallel lines 120 feet to a dead line on which it measure 50 feet.

Being the same property conveyed to Lakenya S. Watkins by Warranty Deed from Pedro Reyes and wife, Deanna Reyes of record in Instrument No. 20090505-0040973 Register's Office for Davidson County, Tennessee, dated April 23, 2009 and recorded on May 05, 2009.

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 $ 267,200.00 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 29th 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: 1390 Florence Avenue, Madison, TN 37115

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 29, 2024 (date of document).

Affiant Signature

October 29, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 29th 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