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# 1200971 DEEDWARR
11/04/2024 08:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,138.49
20241104-0085314

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: 15011019900

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,

George C. Eberdt, as Successor Trustee of The George R. Eberdt Trust,

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 31st day of October, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The George R. Eberdt Trust

By: George C Eberdt, as successor trustee
George C. Eberdt, as Successor Trustee

STATE OF Texas

COUNTY OF Johnson

On this 31st day of October, 2024, before me personally appeared George C. Eberdt, as Successor Trustee of The George R Eberdt Trust, 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.

Samuel Perry

Notary Public

Printed Name: Samuel Perry

Commission Expires:

12/21/2024

Notary Public, State of Texas

NOTARY PUBLIC STATE OF TEXAS

Samuel Perry

ID NUMBER
13283508-4
COMMISSION EXPIRES
December 21, 2024

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 505 Spring Garden Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 15011019900

All of that certain parcel of land situated in City of Antioch being known as a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 318 on the Plan of Section 4-A, Towne Village of The Country, of record in Book 6250, Page 20 and 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to George Eberdt and George Eberdt Trust by Cash Deed for Tennessee from Julian Castro, The Secretary of Housing and Urban Development, of Washington, D.C, of record in Instrument No. 20150918-0095005 Register's Office for Davidson County, Tennessee, dated September 17, 2015 and recorded on September 18, 2015.

Being the same property conveyed to George R. Eberdt, Trustee of The George R. Eberdt Trust by Quitclaim Deed from George Eberdt, single, and George R. Eberdt, Trustee of The George Eberdt Trust of record in Instrument No. 20190805-0077708 Register's Office for Davidson County, Tennessee, dated August 05, 2019 and recorded on August 05, 2019.

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 $ 307,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Bolden

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 31st day of October , 20 24.

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 505 Spring Garden Court, Antioch, TN 37013

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 31, 2024 (date of document).

Affiant Signature

October 31, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 31st day of October, 20 24,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

