Karen Johnson Davidson County
Batch# 1203538 DEEDWARR
11/13/2024 09:37:30 AM 6 pgs
Fees: $33.00 Taxes: $1,246.16
20241113-0088217

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: 050020A32400CO

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,

Nicholas Vaughn and Samantha Vaughn , 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 12th day of November, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nicholas Vaughn

Nicholas Vaughn

Samantha Vaughn

Samantha Vaughn

STATE OF Texas

COUNTY OF Dallas

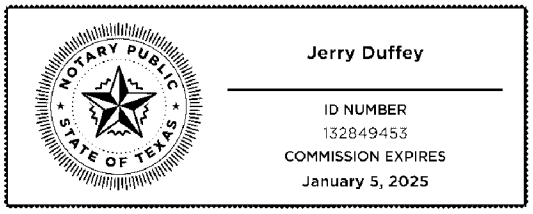
On this 12th day of November, 2024, before me personally appeared Nicholas Vaughn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Jerry Duffey

Commission Expires:

01/05/2025



Electronically signed and notarized online using the Proof platform.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Warranty Deed

Document Date: 11/12/2024

Number of Pages (including notarial certificate): 4

State of Texas

County of Brazoria

This instrument was acknowledged before me by means of an interactive two-way audio and video communication on 11/12/2024 by Samantha Vaughn.

Tamie Mason

Tamie Mason
07/22/2027

NOTARY PUBLIC STATE OF TEXAS

Tamie Mason

ID NUMBER
13209676-5
COMMISSION EXPIRES
July 22, 2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2322 Countess Alley, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 050020A32400CO

Land in Davidson County, State of Tennessee, being Unit 324 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being the same property conveyed to Motivated Solutions LLC by General Warranty Deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20200903-0100709 Register's Office for Davidson County, Tennessee, dated September 01, 2020 and recorded on September 03, 2020.

Being the same property conveyed to Nicholas Vaughn and Samantha Vaughn, husband and wife by Quitclaim Deed from Motivated Solutions LLC of record in Instrument No. 20220318-0031531 Register's Office for Davidson County, Tennessee, dated February 15, 2022 and recorded on March 18, 2022.

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 $ 336800.00 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 12th day of November , 2024.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 2322 Countess Alley, Nashville, TN 37207

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 11/12/2024 (date of document).

Affiant Signature

11/12/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12th day of November, 2024,

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