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# 1207480 DEEDWARR
11/21/2024 09:12:30 AM 5 pgs
Fees: $28.00 Taxes: $1,434.86
20241121-0090895

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: 164070A11400CO

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,

**Kimberly A. Johnson, a married person, joined herein by her spouse, Santoria Johnson**

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 hands this 19th day of November, 20 24, , having caused our names to be signed hereto on said day and date.

Kimberly A. Johnson

Kimberly A. Johnson

Santoria Johnson

Santoria Johnson

STATE OF Texas

COUNTY OF Denton

On this 19th day of November, 20 24, before me personally appeared Kimberly A. Johnson and Santoria Johnson, 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.

Brock Repec

Notary Public

Printed Name: Brock Repec

Commission Expires:

08/18/2025

NOTARY PUBLIC STATE OF TEXAS

Brock Repec

ID NUMBER
13327757-7
COMMISSION EXPIRES
August 18, 2025

Electronically signed and notarized online using the Proof platform.

**EXHIBIT A**
Legal Description

MORE COMMONLY KNOWN AS: 321 Grovedale Trace, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 164070A11400CO

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Section Two of Harvest Grove, formerly "Tillman Property" RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20140529-0046065, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly A. Johnson, married by Warranty Deed from BMCH Tennessee, LLC, Delaware limited liability company of record in Instrument No. 20141202-0110513 Register's Office for Davidson County, Tennessee, dated November 21, 2014 and recorded on December 02, 2014.

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 $ 387,800.00 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 19th 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: 321 Grovedale Trace, 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 11/19/2024 (date of document).

Affiant Signature

11/19/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 19th day of November, 2024,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

