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:
Jeffrey R. Thomas Sr.
9 Rolling Meadows Drive
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1207516 DEEDWARR
11/21/2024 09:27:30 AM 5 pgs
Fees: $28.00 Taxes: $838.79
20241121-0090939

Name and address of new owner:
Jeffrey R. Thomas Sr.
9 Rolling Meadows Drive
Goodlettsville, TN 37072

Map parcel number: 033 04 0A 009.00-CO

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Jeffrey R. Thomas Sr. a married man,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

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 20th 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Chelsey Roberts
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Chelsey Roberts, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of November, 2024.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 9 Rolling Meadows Drive, Goodlettsville, TN 37072

TAX PARCEL ID/APN (For informational purposes only): 033 04 0A 009.00-CO

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rolling Meadows, Phase I, Section One of record in Plat Book 6250, Page 504, 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 Willis Pugh and Charlisa Pugh, husband and wife by Warranty Deed from Brandon Adams, Trustee of The 9 Rolling Meadows Dr Trust of record in Instrument No. 20230518-0037468 Register's Office for Davidson County, Tennessee, dated May 16, 2023 and recorded on May 18, 2023.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Willis Pugh and Charlisa Pugh, Husband and Wife of record in Instrument No. 20240628-0048910 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on June 28, 2024.

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 $ 226700.00 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 20th 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: 9 Rolling Meadows Drive, Goodlettsville, TN 37072

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 11/20/2024 (date of document).

Affiant Signature

11/20/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20th 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