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# 1208274 DEEDWARR
11/25/2024 11:58:30 AM 5 pgs
Fees: $28.00 Taxes: $1,123.32
20241125-0091966

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: 097020A07200CO

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,

Edmund R. Giles and Yuvitta Giles, 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 22nd day of November, 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.

Edmund R. Giles

Edmund R. Giles

Yuvitta Giles

Yuvitta Giles

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22nd day of November, 20 24, before me personally appeared Edmund R Giles & Yuvitta Giles, 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.

Laing - Notary Public

Notary Public

Printed Name: Nicholas Laing

Commission Expires:

08/21/2027

NICHOLAS LAING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-21-2027

NICHOLAS LAING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-21-2027

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1418 Riverbrook Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 097020A07200CO

Land located in Davidson County, Tennessee, and known and designated as all of Lot No. 72, Villages of Riverwood, Phase One, Section One, Revision One, as shown on plat of record in Instrument No. 20080723-0075577, corrected at Instrument No. 20081105-0110185, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edmund R. Giles and Yuvitta Giles, husband and wife by Warranty Deed from Robert C. Hinson of record in Instrument No. 20161006-0105628 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 06, 2016.

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 $ 303,600.00 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 22nd day of November , 20 24 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 1418 Riverbrook Drive, Hermitage, TN 37076

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 November 22, 2024 (date of document).

Affiant Signature

November 22, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22nd day of November, 20 24,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

