Send tax bills to:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85288

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 567211

Karen Johnson Davidson County
Batch# 1212747 DEEDWARR
12/05/2024 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,549.56
20241205-0094399

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 081030X00100CO

WARRANTY DEED

This Deed executed this 4th day of December 2024, for good consideration of Four Hundred Eighteen Thousand Eight Hundred and 00/100 Dollars ($418,800.00), I (We) **LINDSAY ROE, MARRIED, HEREIN JOINED BY SPOUSE, LEMUEL JOSEPH HOLIFIELD** whose mailing address is 2520 VAL MARIE DRIVE, MADISON, TN 37115, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Lindsay Roe by Deed dated 07/13/2017, and recorded on 07/21/2017, as Instrument No., 20170721-0073806, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 081030X00100CO
Property Address: 2114A 14TH AVENUE NORTH, NASHVLE, TN 37208
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 4th day of December, 2024.

Lindsay Roe
LINDSAY ROE

Lemuel Joseph Holifield
LEMUEL JOSEPH HOLIFIELD

STATE OF Texas)
) SS.
COUNTY OF Travis)

On this 4th day of December, 20 24, before me personally appeared **LINDSAY ROE AND LEMUEL JOSEPH HOLIFIELD** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

NOTARY PUBLIC STATE OF TEXAS

Leonardo Raul Angulano

ID NUMBER
134535742
COMMISSION EXPIRES
August 31, 2027

Leonardo Raul Angulano
Notary Public
My Commission Expires: 08/31/2027

Electronically signed and notarized online using the Proof platform.

Exhibit "A"

Land in Davidson County, Tennessee, being Unit 2114 A, as established in Declaration of Covenants, Conditions and Restrictions for Cottages 2114 14th Avenue North, a Horizontal Property Regime With Private Elements of record at Instrument No. 20161014-0108629, in the Register's Office of Davidson County, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsay Roe, an unmarried person by Warranty Deed from Burkett Homes, Inc., a Tennessee For Profit Corporation of record in Instrument No. 20170721-0073806 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 21, 2017.

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 $ 418,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 4th day of December , 2024 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
2114A 14th Avenue North, Nashville, TN 37208

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 12/04/2024 (date of document).

Affiant Signature

12/04/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 4th day of December, 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