Karen Johnson Davidson County
Batch# 1213391 DEEDWARR
12/09/2024 11:18:30 AM 5 pgs
Fees: $28.00 Taxes: $3,012.91
20241209-0095337

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: 15803003400

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,

Kristin L. Idzikowski and Michael R. Peters , wife and husband

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 6th day of December, 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.

Kristin L. Idzikowski

Kristin L. Idzikowski

Michael R. Peters

Michael R. Peters

STATE OF Texas

COUNTY OF Travis

On this 6th day of December, 20 24, before me personally appeared Kristin L. Idzikowski Michael R. Peters, 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.

Leonardo Raul Anguiano

Notary Public

Printed Name: Leonardo Raul Anguiano

Commission Expires:

08/31/2027

NOTARY PUBLIC STATE OF TEXAS

Leonardo Raul Anguiano

ID NUMBER
134535742
COMMISSION EXPIRES
August 31, 2027

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 6112 Gardendale Drive, Nashville, TN 37215

TAX PARCEL ID/APN (For informational purposes only): 15803003400

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hillsboro Park Section II of record in Plat Book 2331, Pages 61 and 62, 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 Kristin L. Idzikowski and Michael R. Peters, wife and husband by Warranty Deed from Russell A Zavitson and Debbie D Zavitson of record in Instrument No. 20130507-0046135 Register's Office for Davidson County, Tennessee, dated May 6, 2013 and recorded on May 7, 2013.

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 $ 814300.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Bloch

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 6th day of December , 2024 .

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 6112 Gardendale Drive, Nashville, TN 37215

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 12/6/2024 (date of document).

Affiant Signature

12/6/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 6th 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