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# 1216146 DEEDWARR
12/13/2024 03:56:30 PM 5 pgs
Fees: $28.00 Taxes: $980.50
20241213-0097160

Send tax bills to:
Jared Guenther
1803 Shaylin Loop
Antioch, TN 37013

Name and address of new owner:
Jared Guenther
1803 Shaylin Loop
Antioch, TN 37013

Map parcel number: 173050A16700CO

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,

Jared Guenther, Single

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 12th day of December, 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: Russell White
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, Russell White, 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 12 day of December, 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: 1803 Shaylin Loop, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 173050A16700CO

Certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Lot No. 167 (One Hundred Sixty Seven) on the Plan of Barnes Crossing, Phase 1, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, and re-recorded in Instrument No. 20050805-0092480 and as Amended of record in Instrument No. 20051114-0136938 and amended in Instrument No. 20071227-0147998, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of located and description of said lot.

Being the same property conveyed to William D. Childers, a single man by Warranty Deed from Ole South Property, Inc, a Tennessee Corporation of record in Instrument No. 20081002-0100280 Register's Office for Davidson County, Tennessee, dated September 29, 2008 and recorded on October 02, 2008.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from William D. Childers, an unmarried man of record in Instrument No. 20240410-0025418 Register's Office for Davidson County, Tennessee, dated April 05, 2024 and recorded on April 10, 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 $ 265,000 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 12TH day of DECEMBER , 20 24 .

NOTARY PUBLIC
My Commission Expires:

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

Property address:

1803 SHAYLIN LOOP
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 12/12/2024 (date of document).

Affiant Signature

12/12/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12TH day of DECEMBER, 20 24,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

