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

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

Karen Johnson Davidson County
Batch# 1221698 DEEDWARR
12/30/2024 01:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,366.04
20241230-0101134

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 568509

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

Map parcel number: 06312002000

WARRANTY DEED

This Deed executed this 26th day of December 20 24, for good consideration of **Three Hundred Sixty-Nine Thousand Two Hundred and 00/100 Dollars ($369,200.00)**, I (We) **MARY LYNN MEADOWS, MARRIED, HEREIN JOINED BY SPOUSE, ROBERT BRUCE SCOTT** whose mailing address is 70 JUNIPER LANE, LYDONVILLE, VT 05851, 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:

Land in Davidson County, Tennessee, being Lot No. 20 on the plan of South Fork Subdivision, of record in Plat Book 6250, Page 386, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mary Lynn Meadows, by Warranty Deed from Stan Bailey and wife, Angela Holmes, now Bailey of record in Instrument No. 20021010-0124518 Register's Office for Davidson County, Tennessee, dated September 27, 2002 and recorded on October 10, 2002.

APN: 06312002000
Property Address: 4516 SOUTH TRACE BOULEVARD, OLD HICKORY, TN 37138
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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 26th day of December, 20 24.

Mary Lynn Meadows
MARY LYNN MEADOWS

Robert Bruce Scott
ROBERT BRUCE SCOTT

STATE OF Florida)
) SS.
COUNTY OF Broward)

On this 26th day of December, 20 24, before me personally appeared **MARY LYNN MEADOWS AND ROBERT BRUCE SCOTT** 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)

JAYLEN C FORD
Notary Public - State of Florida
Commission # HH 80935
Expires on January 14, 2025

Jaylen C. Ford
Notary Public
My Commission Expires: 01/14/2025

Type of identification produced: TN driver's license

Notarized remotely online using communication technology via Proof.

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 $ 369,200.00 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 26th day of December , 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: 4516 South Trace Boulevard, Old Hickory, TN 37138

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 December 26, 2024 (date of document).

Affiant Signature

December 26, 2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 26th day of December, 20 24,

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