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:
MATTHEW KNABLE TN Bar No. 034587
o/b/o BC LAW FIRM, P.A.
P.O. BOX 52773
KNOXVILLE, TN 37950

Karen Johnson Davidson County
Batch# 1223293 DEEDWARR
01/06/2025 11:21:30 AM 5 pgs
Fees: $28.00 Taxes: $2,090.50
20250106-0000936

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 568930

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

Map parcel number: 181 07 0A 040.00CO

WARRANTY DEED

This Deed executed this 5th day of January 20 25, for good consideration of **Five Hundred Sixty-Five Thousand and 00/100 Dollars ($565,000.00)**, I (We) **BRENT ASHLEY HALL, MARRIED, HEREIN JOINED BY SPOUSE, KIMBERLY ARNOLD HALL** whose mailing address is 379 Williams Lane, Bristol, TN 37620, 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. 40 on the Plan of Final Plat Autumn View, Formerly Brinkley Property Subdivision, Phase Two A of record in Plat at Instrument No. 20190830-0087642 as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20190910-0091297, 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 Brent Ashley Hall and Kimberly Arnold Hall, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20200225-0020534 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 25, 2020.

APN: 181 07 0A 040.00CO
Property Address: 9713 KATZ LANE, BRENTWOOD, TN 37027
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 5th day of January, 2025.

Brent Ashley Hall
BRENT ASHLEY HALL

Kimberly Arnold Hall
KIMBERLY ARNOLD HALL

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 5th day of January, 20 25, before me personally appeared **BRENT ASHLEY HALL AND KIMBERLY ARNOLD HALL** 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)

LAZARO OSVALDO LEON CERVINO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4351-01
Expires May 10, 2025

Notary Public
My Commission Expires: 05/10/2025

Notarized remotely using audio-video 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 $ 565,000.00 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 5th day of January , 20 25 .

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: 9713 Katz Lane, Brentwood, TN 37027

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 January 5, 2025 (date of document).

Affiant Signature

January 5, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of January, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

