Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD., SUITE 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# 1227706 DEEDWARR
01/16/2025 01:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,150.70
20250116-0003740

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 568696

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

Map parcel number: 063160C04500CO

WARRANTY DEED

This Deed executed this 14 day of January 2025, for good consideration of **Three Hundred Eleven Thousand and 00/100 Dollars ($311,000.00)**, I (We) **MONICA M. GREENHOUSE, UNMARRIED** whose mailing address is 5633 STRATFORD AVE., BATON ROUGE, LA 70808, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of A Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates of record as Exhibit "A" to the of record as Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Monica M. Greenhouse, unmarried by Warranty Deed from Classic Home BOS, LP of record in Instrument No. 20070201-0013153 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 01, 2007.

APN: 063160C04500CO
Property Address: 5158 SOUTHFORK 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 14th day of January, 20 25.

MONICA M. GREENHOUSE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 14 day of January, 20 25, before me personally appeared **MONICA M. GREENHOUSE** 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
My Commission Expires: 10/04/2027

BRENT ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires
Oct. 4, 2027

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 311,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Monica M. Gresham
Affiant

Subscribed and sworn to before me this the 14 day of January, 2025.

Notary Public
My commission expires: 10/04/2027

SEAL



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 1/14/2025 (date of document).

Affiant Signature

1/14/2025
Date

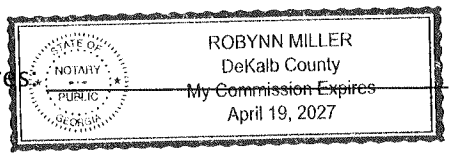
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 14th day of January, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)