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

**Name and address of new owner:**
OPENDOOR PROPERTY J LLC
410 N. SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85288

Karen Johnson Davidson County
Batch# 1228521 DEEDWARR
01/21/2025 11:55:30 AM 4 pgs
Fees: $23.00 Taxes: $789.21
20250121-0004475

**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

**Recordation Requested By/Return to:**
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 567729

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

Map parcel number: 162-01-0B-023-00

# WARRANTY DEED

This Deed executed this 19th day of January 20 25, for good consideration of Two Hundred Thirteen Thousand Three Hundred and 00/100 Dollars ($213,300.00), I (We) **ROSALIND OWENS, UNMARRIED** whose mailing address is 3101 BLACKWOOD DRIVE, NASHVILLE, TN 37214, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

**A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Being Unit No. 23 on the Plan of Clairmont, Phase 2, as of record in Plat Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.**

Being the same property conveyed to Rosalind Owens, unmarried by Warranty Deed from Helen R. Holtcamp and husband, Jack Holtcamp of record in Instrument No. 20120712-0061335 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 12, 2012.

APN: 162-01-0B-023-00
Property Address: 444 CLAIRCREST DRIVE, ANTIOCH, TN 37013
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.

WITNESS the hands and seal of said Grantor this 19th day of January, 2025.

Rosalind Owens

**ROSALIND OWENS**

STATE OF Nevada )
) SS.
COUNTY OF Clark )

On this 19th day of January, 2025, before me personally appeared **ROSALIND OWENS** 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 $ 213,300.00 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 19th 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:

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 19, 2025 (date of document).

Affiant Signature

January 19, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 19th day of January, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

