Send tax bills to:
WILLIAM TYLER DUNN AND PAYTAN RHEA
2653 AVERY PARK DRIVE
NASHVILLE, TN 37211

Karen Johnson Davidson County
Batch# 1231373 DEEDWARR
01/29/2025 01:43:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20250129-0006929

Name and address of new owner:
WILLIAM TYLER DUNN AND PAYTAN RHEA
2653 AVERY PARK DRIVE
NASHVILLE, TN 37211

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

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 600, BUILDING 700
DULUTH, GA 30096
File No. 570768

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

Map parcel number: 173090A82100CO

WARRANTY DEED

This Deed executed this 28th day of January 20 25, for good consideration of Three Hundred Fifty-Five Thousand and 00/100 Dollars **($355,000.00)**, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AL 35115, hereby bargain, deed, and convey to **WILLIAM TYLER DUNN, SINGLE AND PAYTAN RHEA, SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 2653 AVERY PARK DRIVE, NASHVILLE, TN 37211, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 623 on the Plan of Second Revision to Lots 618 through 624 and 777, Phase Eight, Lenox Village of record in Plat at Instrument No. 20080508-0047738, in the 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 Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Sweetbriar Partners, GP, a Tennessee general partnership of record in Instrument No. 20240111-0002288 Register's Office for Davidson County, Tennessee, dated January 09, 2024 and recorded on January 11, 2024.

APN: 173090A82100CO
Property Address: 2653 AVERY PARK DRIVE, NASHVILLE, TN 37211
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]

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 28th day of January, 20 25, 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: Savannah Balas
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Savannah Balas, 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 28th day of January, 20 25.

_____
Notary Public

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

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 $ 355,000.00 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 28th 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: 2653 Avery Park Drive, Nashville, TN 37211

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 28, 2025 (date of document).

Affiant Signature

January 28, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 28th day of January, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

