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# 1235245 DEEDWARR
02/07/2025 09:57:30 AM 6 pgs
Fees: $33.00 Taxes: $1,728.27
20250207-0009451

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 567505

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

Map parcel number: 181 03 0A 179.00

WARRANTY DEED

This Deed executed this 6 day of FEBRUARY 20 25, for good consideration of **Four Hundred Sixty-Seven Thousand One Hundred and 00/100 Dollars ($467,100.00)**, I (We) **JULIE ANNE MARLIN, TRUSTEE OF THE JULIE ANNE MARLIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JULIE ANNE MARLIN DATED JULY 18, 2024, (AN UNDIVIDED ONE-HALF (1/2) TENANTS IN COMMON INTEREST) AND GARY FRANCIS THIELMAN, TRUSTEE OF THE GARY FRANCIS THIELMAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF GARY FRANCIS THIELMAN DATED JULY 18, 2024 (AN UNDIVIDED ONE-HALF (1/2) TENANTS IN COMMON INTEREST)** whose mailing address is 7221 SANTEELAH WAY, ANTIOCH, TN 37013, 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 lying in Davidson County, Tennessee, being Lot No. 179 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which Plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gary F. Thielman and Lori L. Krovitz, as joint tenants with the right of survivorship by Warranty Deed from Eugene A. Collins of record in Book 11380, page 810, Register's Office for Davidson County, Tennessee, dated March 03, 1999 and recorded on March 3, 1999.

Being the same property conveyed to Gary Francis Thielman, unmarried by Quitclaim Deed from

Lori Lynn Krovitz, unmarried of record in Instrument No. 20121120-0106795, Register's Office for Davidson County, Tennessee, dated September 05, 2012 and recorded on November 20, 2012.

Being the same property conveyed to Gary Thielman, not married and Julie Ann Marlin, not married by Quitclaim Deed from Gary Francis Thielman, not married of record in Instrument No. 20161116-012103,9 Register's Office for Davidson County, Tennessee, dated November 16, 2016 and recorded on November 16, 2016.

Being the same property conveyed to Julie Anne Marlin, Trustee of the Julie Anne Marlin Living Trust, established by the Revocable Trust Agreement of Julie Anne Marlin dated July 18, 2024 by Quitclaim Deed from Julie Anne Marlin of record in Instrument No. 20240820-0063912, Register's Office for Davidson County, Tennessee, dated July 18, 2024 and recorded on August 20, 2024.

Being the same property conveyed to Gary Francis Thielman, Trustee of the Gary Francis Thielman Living Trust, established by the Revocable Trust Agreement of Gary Francis Thielman dated July 18, 2024 by Quitclaim Deed from Gary Francis Thielman of record in Instrument No. 20240820-0063922, Register's Office for Davidson County, Tennessee, dated July 18, 2024 and recorded on August 20, 2024.

APN: 181 03 0A 179.00
Property Address: 7221 SANTEELAH WAY, 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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 6 day of FEBRUARY, 2025.

Julie Anne Marlin, Trustee

JULIE ANNE MARLIN, TRUSTEE OF THE JULIE ANNE MARLIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JULIE ANNE MARLIN DATED JULY 18, 2024

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 6th day of February, 2025, before me personally appeared **JULIE ANNE MARLIN, TRUSTEE OF THE JULIE ANNE MARLIN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF JULIE ANNE MARLIN DATED JULY 18, 2024** 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)

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

WITNESS the hands and seal of said Grantors this 6 day of February, 20 25.

Gary Francis Thielman Trustee

GARY FRANCIS THIELMAN, TRUSTEE OF THE GARY FRANCIS THIELMAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF GARY FRANCIS THIELMAN DATED JULY 18, 2024

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 6th day of February, 20 25, before me personally appeared **GARY FRANCIS THIELMAN, TRUSTEE OF THE GARY FRANCIS THIELMAN LIVING TRUST, ESTABLISHED BY THE REVOCABLE TRUST AGREEMENT OF GARY FRANCIS THIELMAN DATED JULY 18, 2024** 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)

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Davidson

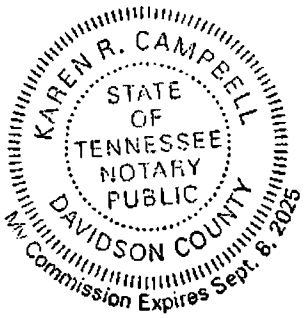
I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $467,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jane Ann McMarin Trustee
Affiant

Subscribed and sworn to before me this the 6th day of February, 2025

Karen R. Campbell
Notary Public
My commission expires: Sept. 8, 2025

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 02/06/2025 (date of document).

Affiant Signature

02/06/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 6th day of February, 20 25,

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