This instrument prepared by and (MAIL)
instrument may be returned to:
Charles Chacko
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth,GA 30096
Tel. 770-497-9100

Karen Johnson Davidson County
Batch# 1243010 DEEDWARR
03/05/2025 08:52:30 AM 6 pgs
Fees: $33.00 Taxes: $886.52
20250305-0016439

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

Map parcel number: 175020E01900CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Nicole S. Freeman, an unmarried person Craig B. Freeman Sr. and Charlotte Freeman, married to each other

Charlotte Freeman joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to the Grantee, any and all rights, title and interest he/she may have in the property, whether arising by virtue of marriage or otherwise

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

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 27th day of February, 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.

Nicole S. Freeman

Nicole S. Freeman

Craig B. Freeman Sr.

Craig B. Freeman Sr.

STATE OF Texas

COUNTY OF Harris

On this 27th day of February, 20 25, before me personally appeared Nicole S. Freeman, Craig B. Freeman, Sr. ~~and Charlotte Freeman, spouse of Grantor, as non-title spouse of Grantor~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Trintella Wilson

Notary Public

Printed Name: Trintella Wilson

Commission Expires:

11/29/2025

NOTARY PUBLIC STATE OF TEXAS

Trintella Wilson

ID NUMBER
133465098
COMMISSION EXPIRES
November 29, 2025

Electronically signed and notarized online using the Proof platform.

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 4th day of March, 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.

Charlotte Freeman

Charlotte Freeman

STATE OF Virginia

COUNTY OF Loudoun

On this 4th day of March, 20 25, before me personally appeared Charlotte Freeman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Electronic Notary Public

Notary Public

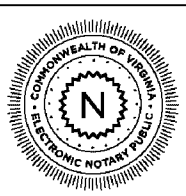
Printed Name: Gloria Asare

Commission Expires:

12/31/2028

Registration No: 7901547

Notarized remotely online using communication technology via Proof.



Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1748 Sprucedale Drive, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 175020E01900CO

Land in Davidson County, Tennessee, Being all of Unit No. 3301, on the plan of Old Hickory Commons, Section Four, a Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20170602-0055284, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nicole S. Freeman, a single person and Craig B. Freeman Sr., a married person by Warranty Deed from Ole South Properties., a Tennessee Corporation of record in Instrument No. 20180104-0001251 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on January 04, 2018.

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 $ 239,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 27th day of February , 20 25 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
1748 Sprucedale Drive, Antioch, TN 37013

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 02/27/2025 (date of document).

Affiant Signature

02/27/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27th 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