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# 1243164 DEEDWARR
03/05/2025 01:49:30 PM 5 pgs
Fees: $28.00 Taxes: $1,258.74
20250305-0016660

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 576010

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

Map parcel number: 064130A02600CO

WARRANTY DEED

This Deed executed this 3rd day of March 20 25, for good consideration of **Three Hundred Forty Thousand Two Hundred and 00/100 Dollars ($340,200.00)**, I (We) **MICHAEL ARSENAULT, UNMARRIED** whose mailing address is 208 RUBURN DRIVE, OLD HICKORY, TN 37138, 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:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 26, on a plan of The Villages at Southfork, which is of record in Book 6900, Page 482, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Michael Arsenault, an unmarried man by Warranty Deed from Sherrie McCormick, an unmarried woman of record in Instrument No. 20151117-0116528 Register's Office for Davidson County, Tennessee, dated November 12, 2015 and recorded on November 17, 2015.

APN: 064130A02600CO
Property Address: 616 HARDIN SHIRE DRIVE, 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 3rd day of March, 20 25.

Michael Arsenault

MICHAEL ARSENAULT

STATE OF Virginia)
) SS.
COUNTY OF Hampton)

On this 3rd day of March, 20 25, before me personally appeared **MICHAEL ARSENAULT** 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)

Dequan Winborne, Electronic Notary Public
Notary Public
My Commission Expires: 06/30/2025

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC •

Dequan Winborne

REGISTRATION NUMBER
7940580
COMMISSION EXPIRES
June 30, 2025

Notarized remotely online using 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 $ 340,200.00 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 3rd day of March , 2025 .

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: 616 Hardin Shire Drive, Old Hickory, TN 37138

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 March 3, 2025 (date of document).

Affiant Signature

March 3, 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 3rd day of March, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

