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# 1246385 DEEDWARR
03/14/2025 02:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,371.22
20250314-0019065

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 576435

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

Map parcel number: 16301003200

WARRANTY DEED

This Deed executed this 11 day of March 2025, for good consideration of **Three Hundred Seventy Thousand Six Hundred and 00/100 Dollars ($370,600.00)**, I (We) **BETTY SCHOENBERG AKA BETTY ONESCHUK, MARRIED, HEREIN JOINED BY SPOUSE, RICKY J. LOVE** whose mailing address is 1017 EMERALD VALLEY DR., CASTALIAN SPRINGS, TN 37031, 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 in Davidson County, Tennessee, being Lot No. 33 on the Plan of Hickory Highland Place, Phase 1 of record in Plat Book 9700, Page 189, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Betty Schoenberg by Warranty Deed from Lance Hughes and Spouse, Janice Hughes of record in Instrument No. 20011009-0109637 Register's Office for Davidson County, Tennessee, dated September 20, 2001 and recorded on October 09, 2001.

APN: 16301003200
Property Address: 4133 HIGHLANDER COURT, 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 11 day of March, 20 25.

Betty Schoenberg aka Betty Oneschuk — Ricky J. Love

BETTY SCHOENBERG AKA BETTY ONESCHUK — **RICKY J. LOVE**

STATE OF Tennessee)
) SS.
COUNTY OF Sumner)

On this 11th day of March, 20 25, before me personally appeared **BETTY SCHOENBERG AKA BETTY ONESCHUK AND RICKY J. LOVE**, 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)

Tanya Stafford
Notary Public
My Commission Expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Sumner

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 370,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Betty Schonberg aka Betty Oneschick / Ricky J. Love
Affiant

Subscribed and sworn to before me this the 11th day of March, 2025.

Tanya Stafford
Notary Public
My commission expires: 1-5-2028
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 3/11/2025 (date of document).

Affiant Signature

3/11/2025

Date

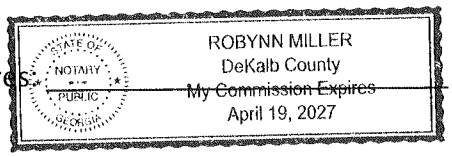
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 11th day of March, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)