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# 1248477 DEEDWARR
03/20/2025 11:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,505.53
20250320-0020379

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 574878

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

Map parcel number: 149-15-0-A/088.0000

WARRANTY DEED

This Deed executed this 12th day of March 20 25, for good consideration of **Four Hundred Six Thousand Nine Hundred and 00/100 Dollars ($406,900.00)**, I (We) **SONYA JOHNSON, UNMARRIED** whose mailing address is 321 EAST CASTLE DR., MURFEESBORO, TN 37130, 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. 118, Section 3, on the Plan of Cambridge Forest, Plan of record in Plat Book 11700, Page 44, all of record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jarrod Johnson and wife, Sonya Johnson by Warranty Deed from Beazer Homes Corp D/B/A Phillips Builders Inc of record in Instrument No. 20000724-0072788 Register's Office for Davidson County, Tennessee, dated July 14, 2000 and recorded on July 24, 2000.

The said Jarrod Johnson having since died on July 23, 2019 and leaving Sonya Johnson as the surviving tenant by the entirety per the Kentucky Case # E201908090119.

APN: 149-15-0-A/088.0000
Property Address: 2605 WELSHCREST DRIVE, 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 12th day of March, 20 25.

Sonya Johnson

SONYA JOHNSON

STATE OF Texas)
) SS.
COUNTY OF Brazoria)

On this 12th day of March, 20 25, before me personally appeared **SONYA JOHNSON** 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)

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Marie Ward

Notary Public
My Commission Expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 406900.00 .

AFFIANT

Subscribed and sworn to before me, this 12th day of March, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA
ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

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 3/12/2025 (date of document).

Affiant Signature

3/12/2025

Date

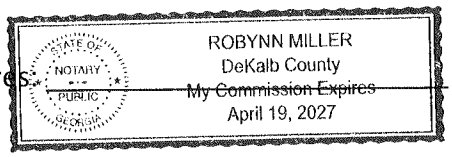
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 12th day of March, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)