Karen Johnson Davidson County
Batch# 1253396 DEEDWARR
03/28/2025 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,317.20
20250328-0023411

Send tax bills to:
AMANDA GOOCH
5158 SOUTHFORK BOULEVARD
OLD HICKORY, TN 37138

Name and address of new owner:
AMANDA GOOCH
5158 SOUTHFORK BOULEVARD
OLD HICKORY, TN 37138

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

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 577875
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 063-16-0C-045-00

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,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

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

AMANDA GOOCH, UNMARRIED,

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

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 26 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.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Anissa Cienfuegos-Ruiz
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Anissa Cienfuegos-Ruiz, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 26 day of MARCH, 20 25.

_____
Notary Public

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

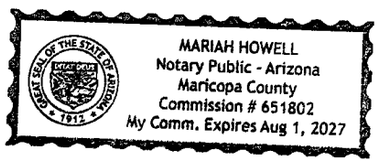


EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Unit No. 45 on the Plan of A Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates of record as Exhibit "A" to the of record as Instrument No. 20031031-0160338, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Monica M. Greenhouse, unmarried by Warranty Deed from Classic Home BOS, LP of record in Instrument No. 20070201-0013153 Register's Office for Davidson County, Tennessee, dated January 31, 2007 and recorded on February 01, 2007.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Monica M. Greenhouse, unmarried of record in Instrument No. 20250116-0003740 Register's Office for Davidson County, Tennessee, dated January 14, 2025 and recorded on January 16, 2025.

TAX PARCEL ID/APN (For informational purposes only): 063-16-0C-045-00
MORE COMMONLY KNOWN AS: 5158 SOUTHFORK BOULEVARD, OLD HICKORY, TN 37138

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 $ $356,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 26 day of MARCH , 20 25 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

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 26 2025 (date of document).

Affiant Signature

MARCH 26 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 26 day of MARCH, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

