Send tax bills to:
OPENDOOR PROPERTY TRUST I,
410 N. SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I
410 N. SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85288

Karen Johnson Davidson County
Batch# 1257070 DEEDWARR
04/07/2025 11:27:30 AM 5 pgs
Fees: $28.00 Taxes: $1,320.90
20250407-0026141

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. 577467

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

Map parcel number: 098050A03100

WARRANTY DEED

This Deed executed this 5th day of April 2025, for good consideration of **Three Hundred Fifty-Seven Thousand and 00/100 Dollars ($357,000.00)**, I (We) **JUSTIN DEAN HALL, MARRIED MAN WHO ACQUIRED TITLE AS UNMARRIED HEREIN JOINED BY SPOUSE, SARAH HARPER HALL** whose mailing address is 3029 SHANDOR ST., SPRING HILL, TN 37174, 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. 144 on the Plan of Hampton Hall, Section One RS15 Residential P.U.D. of record in Plat Book 9700, Page (s) 290 and 291, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Justin Dean Hall, an unmarried person by Warranty Deed from Megan P. Calvetti now known as Megan P. Rayburn and Andrew James Rayburn, wife and husband of record in Instrument No. 20161202-0126508 Register's Office for Davidson County, Tennessee, dated November 30, 2016 and recorded on December 02, 2016.

APN: 098050A03100
Property Address: 6161 HAMPTON HALL WAY, HERMITAGE, TN 37076
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 5th day of April, 2025.

Justin Dean Hall
JUSTIN DEAN HALL

Sarah Harper Hall
SARAH HARPER HALL

STATE OF Texas)
) SS.
COUNTY OF El Paso, TX)

On this 5th day of April, 2025, before me personally appeared **JUSTIN DEAN HALL AND SARAH HARPER HALL** 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

Rafael Serratos Cisneros

ID NUMBER
133142008
COMMISSION EXPIRES
June 7, 2025

Notary Public
My Commission Expires: 06/07/2025

Electronically signed and notarized online using the Proof platform.

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 $ **357,000.00** 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 **5th** day of **April** , 20 **25** .

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: **6161 Hampton Hall Way, Hermitage, TN 37076**

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 **April 5, 2025** (date of document).

Affiant Signature

April 5, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this **5th** day of **April**, 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