Send tax bills to:
ODESSA CLEMMONS
200 FAWNWOOD COURT
NASHVILLE, TN 37207

Name and address of new owner:
ODESSA CLEMMONS
200 FAWNWOOD COURT
NASHVILLE, TN 37207

Karen Johnson Davidson County
Batch# 1259955 DEEDWARR
04/15/2025 08:05:30 AM 4 pgs
Fees: $23.00 Taxes: $876.90
20250415-0028362

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 600, BUILDING 700
DULUTH, GA 30096
File No. 576654

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

Map parcel number: 05010021800

WARRANTY DEED

This Deed executed this 11th day of April 20 25, for good consideration of Two Hundred Thirty-Seven Thousand and 00/100 Dollars ($237,000.00), I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85288, hereby bargain, deed, and convey to **ODESSA CLEMMONS, SINGLE** whose mailing address is 200 FAWNWOOD COURT, NASHVILLE, TN 37207, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 149B, on the Plan of Zone Lot Division, Lots 63-65, 68-69, 125-126, 128-134, 141, 144-145, 147-152, Revision to Section Four, Chesapeake Homes, of record in Book 6250, Page 932, as amended in Book 6250, Page 933, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Catherine M. Sabate, as trustee of The Cathy Sabater Trust dated May 14, 2019 of record in Instrument No. 20240904-0067912 Register's Office for Davidson County, Tennessee, dated August 28, 2024 and recorded on September 04, 2024.

APN: 05010021800
Property Address: 200 FAWNWOOD COURT, NASHVILLE, TN 37207
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.

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 11 day of APRIL, 2025, 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, Logan Roy Wagner, 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 11 day of APRIL, 2025.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

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 $ $237,000.00 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 11 day of APRIL , 20 25 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:
200 Fawnwood Court, Nashville, TN 37207

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 11 2025 (date of document).

Affiant Signature

APRIL 11 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 11 day of APRIL, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

