Karen Johnson Davidson County
Batch# 1260423 DEEDWARR
04/16/2025 08:52:30 AM 5 pgs
Fees: $28.00 Taxes: $2,016.50
20250416-0028941

Send tax bills to:
JEFFREY N. NECAISE AND JILL D. NECAISE
1204 WATTS TERRACE
NASHVILLE, TN 37209

Name and address of new owner:
JEFFREY N. NECAISE AND JILL D. NECAISE
1204 WATTS TERRACE
NASHVILLE, TN 37209

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. 580257

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

Map parcel number: 103-01-0T-007.00-CO

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,

JEFFREY N. NECAISE AND JILL D. NECAISE, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,

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

See exhibit “A” attached hereto and incorporated herein.

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 14 day of APRIL, 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, 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 14 day of APRIL, 20 25.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

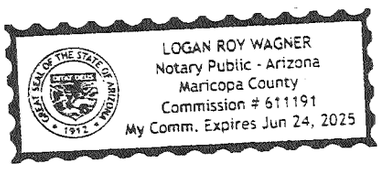


EXHIBIT "A"

Legal Description

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 7 of 807 Watts Lane, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 807 Watts Lane, a Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument Number 20200722-0080285, as amended in Instrument No. 20200819-0093711 and Instrument No. 20210723-0099039, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Stephen L. Page, a single man of record in Instrument No. 20240524-0038908 Register's Office for Davidson County, Tennessee, dated May 23, 2024 and recorded on May 24, 2024.

TAX PARCEL ID/APN (For informational purposes only): 103-01-0T-007.00-CO

MORE COMMONLY KNOWN AS: 1204 WATTS TERRACE, NASHVILLE, TN 37209

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 $ $545,000.00 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 14 day of APRIL , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 1204 Watts Terrace, Nashville, TN 37209

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 14TH 2025 (date of document).

Affiant Signature

APRIL 14TH 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 14 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