Send tax bills to:
MERITT FOREMAN
653 PUTNAM DRIVE
NASHVILLE, TN 37218

Name and address of new owner:
MERITT FOREMAN
653 PUTNAM DRIVE
NASHVILLE, TN 37218

Karen Johnson Davidson County
Batch# 1265563 DEEDWARR
04/29/2025 08:37:30 AM 5 pgs
Fees: $28.00 Taxes: $1,054.50
20250429-0032791

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. 580545

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

Map parcel number: 05811014800

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,

MERITT FOREMAN, SINGLE,

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 25 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: Savannah Balas
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, Savannah Balas, 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 25 day of APRIL, 20 25.

_____
Notary Public

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

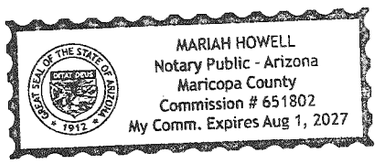


EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Royal Hills, Section 3 of record in Plat Book 4860, Page 47, 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 William O. Sharfner Jr. by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20160404-0031874 Register's Office for Davidson County, Tennessee, dated March 16, 2016 and recorded on April 04, 2016.

Said William O. Sharfner, Jr. having deceased on or about November 24, 2023.

Affidavit of Facts Concerning Identity of Heirs of record in Instrument No. 20241031-0084076, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Emily Sharfner, unmarried, as Personal Representative of The Estate of William O. Sharfner, Jr., Chatika Collins, unmarried, William L. Sharfner, unmarried and William S. Sharfner, unmarried of record in Instrument No. 20241031-0084077 Register's Office for Davidson County, Tennessee, dated October 04, 2024 and recorded on October 31, 2024.

TAX PARCEL ID/APN (For informational purposes only): 05811014800

MORE COMMONLY KNOWN AS: 653 PUTNAM DRIVE, NASHVILLE, TN 37218

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 $ $285,000.00 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 25 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: 653 Putnam Drive, Nashville, TN 37218

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 25 2025 (date of document).

Affiant Signature

APRIL 25 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 25 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