Karen Johnson Davidson County
Batch# 1278456 DEEDWARR
05/28/2025 01:10:30 PM 6 pgs
Fees: $33.00 Taxes: $1,263.18
20250528-0041829

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85288

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. 584164

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

Map parcel number: 151090A21600CO

WARRANTY DEED

This Deed executed this 27th day of May 2025, for good consideration of **Three Hundred Forty-One Thousand Four Hundred and 00/100 Dollars ($341,400.00)**, I (We) **JOSEPH M. ROLLER AND AIMEE M. ROLLER** whose mailing address is 1770 LIBERTY ST, LEBANON, TN 37087, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to JOSEPH M. ROLLER AND AIMEE M. ROLLER from GREG S. TURNBOW AND WIFE, KORINA TURNBOW by Deed dated 08/27/2010, and recorded on 09/02/2010 as Instrument No., 20100902-0069753 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 151090A21600CO
Property Address: 400 ASHBY PLACE, ANTIOCH, TN 37013
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 27th day of May, 2025.

JOSEPH M. ROLLER

AIMEE M. ROLLER

STATE OF Tennessee)
) SS.
COUNTY OF Wilson)

On this 27th day of May, 2025, before me personally appeared **JOSEPH M. ROLLER AND AIMEE M. ROLLER,** 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)

MICHELE D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Michele D Anderson
Notary Public
My Commission Expires: 5-31-2026

Attached to and Becoming a Part of;
Document Title: Warranty Deed
Dated: 5-27-2025
Total # of Pages: 3
Reference: 900 Ashby Place, Antioch, TN 37013

OATH OF VALUE STATEMENT

STATE OF Tennessee
COUNTY OF Wilson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 341,400, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Aimee M. Roller

Subscribed and sworn to before me this the 27th day of May, 2025, 20___.

Michele D Anderson

Notary Public
My commission expires:
SEAL

MICHELE D ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 216, on the Plan of Long Hunter chase, Phase 3, Section I, First Revision, of record in Instrument No. 20001103-0109138, Register's Office for said County, to which plan reference is hereby made for a more complete description.

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 May 27, 2025 (date of document).

Affiant Signature

May 27, 2025

Date

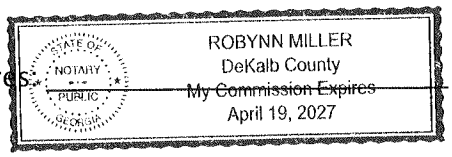
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of May, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)