Karen Johnson Davidson County
Batch# 1280930 DEEDWARR
06/03/2025 03:03:30 PM 5 pgs
Fees: $28.00 Taxes: $999.00
20250603-0043649

Send tax bills to:
CORTNEY BLAIR JACK
578 FLINTLOCK COURT
NASHVILLE, TN 37217
Name and address of new owner:
CORTNEY BLAIR JACKS
578 FLINTLOCK COURT
NASHVILLE, TN 37217

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. 583727

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

Map parcel number: 135160B08800CO

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

See exhibit "A" attached hereto and incorporated herein.

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 covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

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 2 day of JUNE, 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: Aimee Frayre
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, Aimee Frayre, 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 2 day of JUNE, 20 25.

_____
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

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Unit No. 88 on the Plan of Horizontal Property Regime Private Element Plat of Woodridge at Nashboro Village, Tract 11 of record in Plat at Instrument No. 20021120-0143949, 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 Rucker, an unmarried man by Warranty Deed from Megan Murphy McDugald, married of record in Instrument No. 20180731-0074549 Register's Office for Davidson County, Tennessee, dated July 24, 2018 and recorded on July 31, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from William Rucker, an unmarried man of record in Instrument No. 20240826-0065297 Register's Office for Davidson County, Tennessee, dated August 21, 2024 and recorded on August 26, 2024.

TAX PARCEL ID/APN (For informational purposes only): 135160B08800CO
MORE COMMONLY KNOWN AS: 578 FLINTLOCK COURT, NASHVILLE, TN 37217

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 $ $270,000.00 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 2 day of JUNE , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 578 Flintlock Court, Nashville, TN 37217

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 JUNE 2 2025 (date of document).

Affiant Signature

JUNE 2 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 2 day of JUNE, 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