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

Karen Johnson Davidson County
Batch# 1288273 DEEDWARR
06/20/2025 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,312.76
20250620-0048669

Recordation Requested By/Return to:
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 582346

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

Map parcel number: 164 07 0A 049.00CO

WARRANTY DEED

This Deed executed this 19th day of June 2025, for good consideration of Three Hundred Fifty-Four Thousand Eight Hundred and 00/100 Dollars ($354,800.00), I (We) **BYRON D. STEWART AND ANETRA D. STEWART, HUSBAND AND WIFE,** whose mailing address is 1008 HARWELL LANE, MURGREESBORO, TN 37128, 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:

Being all of Lot No. 49, on the Final Plat for Harvest Grove (formerly Tillman) "Cluster Lot Subdivision", Section One, a Planned Unit Development, according to plat and survey appearing of record in Instrument No. 20060726- 0090037, amended in Instrument No. 20061116-0142300, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Byron D. Stewart and Anetra D. Stewart, husband and wife by Warranty Deed from Ole South Properties, Inc a Tennessee Corporation of record in Instrument No. 20151228-0129759 Register's Office for Davidson County, Tennessee, dated December 15, 2015, and recorded on December 28, 2015.

APN: 164 07 0A 049.00CO
Property Address: 1513 ROCKGLADE RUN, 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.

WITNESS the hands and seal of said Grantors this 19th day of June, 2025.

Byron D. Stewart
BYRON D. STEWART

Anetra D. Stewart
ANETRA D. STEWART

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

On this 19th day of June, 2025, before me personally appeared **BYRON D. STEWART AND ANETRA D. STEWART,** 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)

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notary Public
My Commission Expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 354800.00 .

AFFIANT

Subscribed and sworn to before me, this 19th day of June, 2025.

NOTARY PUBLIC
My Commission Expires:

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

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 6/19/2025 (date of document).

Affiant Signature

6/19/2025

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 19th day of June, 2025,

Notary's Signature

My Commission Expires

STATE OF GEORGIA NOTARY PUBLIC

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Notary's Seal (if on paper)