Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD, STE 1000
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD, STE 1000
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# 1306172 DEEDWARR
08/05/2025 01:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,116.29
20250805-0062151

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 591226

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

Map parcel number: 151-10-0A-040-00-CO

WARRANTY DEED

This Deed executed this 1st day of August 2025, for good consideration of **Three Hundred One Thousand Seven Hundred and 00/100 Dollars ($301,700.00)**, I (We) **CASEY B. KREBS, UNMARRIED** whose mailing address is 6000 AMMONETT DRIVE, FRANKLIN, TN 37067, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE ROAD, STE 1000, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase 1 Villages of Long Hunter P.U.D Final Subdivision Plat of record in Plat at Instrument No. 20010123-0006894, 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 Casey B. Krebs, unmarried by Warranty Deed from James Andrew Dixon, Lynne Renne Dixon-Speller and Gardner Lewis Dixon, sole heirs at law of Sheila Ramsey of record in Instrument No. 20170828-0087986 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 28, 2017.

APN: 151-10-0A-040-00-CO
Property Address: 7513 WEST WINCHESTER DRIVE, 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 1st day of August, 2025.

Casey B Krebs 08/01/2025

CASEY B. KREBS

STATE OF Texas)
) SS.
COUNTY OF Harris)

On this 1st day of August, 20 25, before me personally appeared **CASEY B. KREBS** 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)

Lori Anita Moore Bartley 08/01/2025
Notary Public Lori Anita Moore Bartley
My Commission Expires: 08/25/2025

NOTARY PUBLIC STATE OF TEXAS
Lori Anita Moore Bartley
ID NUMBER
13328348-9
COMMISSION EXPIRES
August 25, 2025

Electronically signed and notarized online using the Proof platform.

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 $ 301,700.00 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 1st day of August , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 7513 West Winchester Drive, Antioch, TN 37013

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 August 1, 2025 (date of document).

Affiant Signature

August 1, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 1st day of August, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

