Karen Johnson Davidson County
Batch# 1317863 DEEDWARR
09/03/2025 02:06:30 PM 5 pgs
Fees: $28.00 Taxes: $1,480.00
20250903-0070349

Send tax bills to:
EMILY WARD AND ZACHARY WARD
6161 HAMPTON HALL WAY
HERMITAGE, TN 37076

Name and address of new owner:
EMILY WARD AND ZACHARY WARD
6161 HAMPTON HALL WAY
HERMITAGE, TN 37076

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 600, BUILDING 700
DULUTH, GA 30096
File No. 591512

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

Map parcel number: 098050A03100CO

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,

EMILY A. WARD AND ZACHARY D. WARD, WIFE AND HUSBAND, AS TENANTS BY THE ENTIRETY

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 SEPTEMBER, 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: Kylie Ottney
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Kylie Ottney, 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 SEPTEMBER, 20 25.

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-~~2025~~ 2029

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Hampton Hall, Section One RS15 Residential P.U.D. of record in Plat Book 9700, Page (s) 290 and 291, 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 Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Justin Dean Hall, married man who acquired title as unmarried herein joined by spouse, Sarah Harper Hall of record in Instrument No. 20250407-0026141 Register's Office for Davidson County, Tennessee, dated April 05, 2025 and recorded on April 07, 2025.

TAX PARCEL ID/APN (For informational purposes only): 098050A03100CO
MORE COMMONLY KNOWN AS: 6161 HAMPTON HALL WAY, HERMITAGE, TN 37076

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 $ 400,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

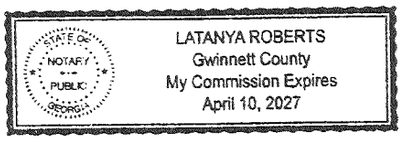
Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 2 day of SEPTEMBER , 20 25

NOTARY PUBLIC
My Commission Expires:



Property address:

6161 Hampton Hall Way, Hermitage, TN 37076 (Davidson)

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 09/02/2025 (date of document).

Affiant Signature

09/02/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 2 day of SEPTEMBER, 2025.

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