20251046R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $567,600.00. Affiant Subscribed and sworn to before me, this the 27th day of February, 2025. Notary Public My commission expires:

Karen Johnson Davidson County
Batch# 1244072 DEEDWARR
03/06/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,100.12
20250306-0017078

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
OPENDOOR PROPERTY TRUST I	**New Owner**	**103-05-0A-010.00-CO**
410 N Scottsdale Rd Ste 1600		
Tempe, AZ 85288		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Shawn A. Malleus, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

OPENDOOR PROPERTY TRUST I

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Lot No. 85, Unit No. 5720-B of the Horizontal Property Regime, Private Element Plat of Stoneway Close, plan of record in Plat Book 7900, Page 199, amending the Plan of Hillwood Park as of record in Plat Book 3300, Page 28, all of record in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Jerry B. Malleus and wife, Eileen Malleus and Shawn A. Malleus by Warranty Deed from Landmark Homes of Tennessee, Inc of record in Book 9784, page 292, Register's Office for Davidson County, Tennessee, dated August 24, 1995 and recorded on September 05, 1995.

Being the same property conveyed to Shawn A. Malleus, an unmarried person by Quitclaim deed from Jerry B. Malleus of record in Instrument No. 20031229-0183022 Register's Office for Davidson County, Tennessee, dated December 09, 2003 and recorded on December 29, 2003.

Being the same property conveyed to Shawn A. Malleus, an unmarried person by Quitclaim deed from Eileen Malleus of record in Instrument No. 20031229-0183023 Register's Office for Davidson County, Tennessee, dated December 09, 2003 and recorded on December 29, 2003.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 110 Stoneway Close, Nashville, TN 37209.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 MY/OUR HANDS EFFECTIVE AS OF 27th day of February, 2025:

Shawn A. Malleus

Leigh Malleus*

*Spouse Leigh Malleus joins in this instrument to convey any and all marital rights in said property.

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Shawn A. Malleus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of February, 2025.

My Commission Expires: 5|24|25

Notary Public

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Ryan Rafoth, 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 February 27 2025.

Date

Affiant Signature

2 - 27 - 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of February, 2025.

Notary's Signature

My Commission Expires: 1/14/26

Date

Notary's Seal (if on paper)

SYDNEY LASCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY