Karen Johnson Davidson County
Batch# 1244086 DEEDWARR
03/06/2025 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $984.20
20250306-0017096

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-25-642

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5 day of March, 2025

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Madelyn Harriger 2513 Sonar Street Nashville, TN 37214	NEW OWNER	052-13-0B-019.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Madelyn Harriger, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 66 as created and established by the Master Deed and By Laws for River Glen, a Horizontal Property Regime of record in Book 7566, Page 571 Register's Office for Davidson County, Tennessee and as shown on the Map entitled River Glen, Phase II-B of record in Plat Book 6900, Page 819, Register's Office for Davidson County, Tennessee, submitted to said Master Deed and By Laws by

instrument of record in Book 7724, page 293, said Register's Office, to all of which reference is heremade for a more complete description, together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed and Bylaws as maybe from time to time amended as provided therein.

Being the same property conveyed to Manuel Edward Wells Sr., an unmarried man, by Warranty Deed from William T. Pittman and Kimberly D. Pittman, husband and wife, of record in Instrument No. 20130605-0057161 Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on June 05, 2013.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Manuel Edward Wells Sr., an unmarried man, of record in Instrument No. 20240702-0050050 Register's Office for Davidson County, Tennessee, dated June 27, 2024 and recorded on July 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2513 Sonar Street, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 4th day of March, 2025.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Stephanie Paul
Title: Authorized Signatory

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Stephanie Paul, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 4th day of March, 2025.

_____
Notary Public at Large
My commission expires: _____

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

WARRANTY DEED

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 March 4th, 2025

Affiant Signature

03/04/2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 4th day of March, 2025.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY