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:
MATTHEW KNABLE TN Bar No. 034587
o/b/o BC LAW FIRM, P.A.
P.O. BOX 52773
KNOXVILLE, TN 37950

Karen Johnson Davidson County
Batch# 1251541 DEEDWARR
03/25/2025 08:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.37
20250325-0022080

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 578101

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

Map parcel number: 131010D14000

WARRANTY DEED

This Deed executed this 23rd day of March 20 25, for good consideration of **Two Hundred Ninety Thousand One Hundred and 00/100 Dollars ($290,100.00)**, I (We) **DRYDEN ELIZABETH NEILSON, SINGLE** whose mailing address is 420B W BEND DRIVE, NASHVILLE, TN 37209, 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:

Land lying in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit: Being Unit No. 140 as shown on the Plat of Georgetown Apartments, a condominium, as of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .410% interest in common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment No. 17F.

Being the same property conveyed to Dryden Elizabeth Neilson, an unmarried woman by Warranty Deed from Neill Pitts, Trustee of The Neill Pitts Living Trust, established by the Revocable Trust Agreement of Neill Pitts, dated October 21, 2008 of record in Instrument No. 20190225-0017099 Register's Office for Davidson County, Tennessee, dated February 25, 2019 and recorded on February 25, 2019.

APN: 131010D14000
Property Address: 5025 HILLSBORO PIKE UNIT 17F, NASHVILLE, TN 37215
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]

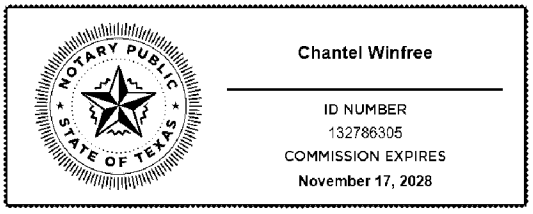
WITNESS the hands and seal of said Grantors this 23rd day of March, 20 25.

Dryden Elizabeth Neilson
DRYDEN ELIZABETH NEILSON

STATE OF Texas)
) SS.
COUNTY OF Harris)

On this 23rd day of March, 20 25, before me personally appeared **DRYDEN ELIZABETH NEILSON** 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)



Chantel Winfree
Notary Public, State of Texas
My Commission Expires: 11/17/2028

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 $ 290,100.00 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 23rd day of March , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2025

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

Property address: 5025 Hillsboro Pike, Unit 17F, Nashville, TN 37215

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 March 23, 2025 (date of document).

Affiant Signature

March 23, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 23rd day of March, 20 25,

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