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:
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 400, BUILDING 700
DULUTH, GA 30096
File No. 576665

Karen Johnson Davidson County
Batch# 1259238 DEEDWARR
04/14/2025 11:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,381.95
20250414-0028041

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

Map parcel number: 053-13-0-073.00

WARRANTY DEED

This Deed executed this 9th day of April 2025, for good consideration of **Three Hundred Seventy-Three Thousand Five Hundred and 00/100 Dollars ($373,500.00)**, I (We) **DIONA GARDNER MOORE AND SPOUSE, MARCUS MOORE** whose mailing address is 2616 TAIGANS COURT, NASHVILLE, TN 37218, 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 in Davidson County, Tennessee, being Lot No. 6 on the plan of phase I, Kimbolton, of record in Plat Book 6900, Pages 276 through 278, as amended in Book 7577, Page 553, 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 Diona Gardner Moore by Quitclaim Deed from Diona Gardner Moore F/K/A Diona Gardner, an unmarried woman of record in Instrument No. 20220103-0000275 Register's Office for Davidson County, Tennessee, dated December 18, 2021 and recorded on January 03, 2022.

APN: 053-13-0-073.00
Property Address: 1421 JOE PYRON DRIVE, MADISON, TN 37115
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 9th day of April, 2025.

Diona Gardner Moore

DIONA GARDNER MOORE

Marcus Moore

MARCUS MOORE

STATE OF Texas)
) SS.
COUNTY OF Montgomery)

On this 9th day of April, 2025, before me personally appeared **DIONA GARDNER MOORE AND MARCUS MOORE,** 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)

Notary Public
My Commission Expires: 04/20/2025

NOTARY PUBLIC STATE OF TEXAS

Sabriyah Callis

ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2025

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 373500.00 .

AFFIANT

Subscribed and sworn to before me, this 9th day of April, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA
ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

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 4/9/2025 (date of document).

Affiant Signature

4/9/2025

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 9th day of April, 2025,

Notary's Signature

My Commission Expires: ROBYNN MILLER DeKalb County My Commission Expires April 19, 2027

Notary's Seal (if on paper)