When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-23993-RR

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr 290
Brentwood, TN 37027
OD-25-1111

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Karen Johnson Davidson County
Batch# 1263032 DEEDWARR
04/22/2025 11:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20250422-0030634

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of ~~March~~ April, 2025

Notary Public

Commission Expires: 9-24-26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Suk Maya Subba and Sangam Rai 7485 Maggie Drive Nashville, TN 37013	New Owner	182-06-0A-129.00-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

Suk Maya Subba, and Sangam Rai, as joint tenants with right of survivorship

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 Lot No. 125 on the Plan of Final Plat, Old Hickory Hills, Phase Two, Section One of record in Plat at Instrument No. 20030623-0086188, 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 Christopher Van Oostrom, married by Warranty Deed from Amir Z. Tahir and wife, Kawjeen J. Tahir of record in Instrument No. 20170222-0017802 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on February 22, 2017.

Being the same property conveyed to Christopher Van Oostrom and wife, Aline Van Oostrom, as tenants by the entirety by Quitclaim Deed from Christopher Van Oostrom of record in Instrument No. 20200805-0087040 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on August 05, 2020.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Christopher Van Oostrom and Aline Van Oostrom, husband and wife as tenants by the entirety of record in Instrument No. 20240903-0067600 Register's Office for Davidson County, Tennessee, dated September 02, 2024 and recorded on September 03, 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: 7485 Maggie Drive, Nashville, TN 37013

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 20th day of March, 2025.

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

By: _____

Name: Daniel Kilpatrick
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 Daniel Kilpatrick 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 20th 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

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3/20/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 4/21/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2025.

Bia Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

