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

Karen Johnson Davidson County
Batch# 1272433 DEEDWARR
05/13/2025 12:31:30 PM 6 pgs
Fees: $33.00 Taxes: $1,210.64
20250513-0037616

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 583289

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

Map parcel number: 095120A22100CO

WARRANTY DEED

This Deed executed this 10th day of May 20 25, for good consideration of **Three Hundred Twenty-Seven Thousand Two Hundred and 00/100 Dollars ($327,200.00)**, I (We) **DANIELLE L. HUDDLESTON AND JOSHUA M. HUDDLESTON, WIFE AND HUSBAND** whose mailing address is 3113 RIVERS EDGE DR, NASHVILLE, TN 37214, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to DANIELLE L. HUDDLESTON AND JOSHUA M. HUDDLESTON, WIFE AND HUSBAND from JOHN E. MARQUELING AND WIFE, PAULA J. MARQUELING by Deed dated 07/18/2019 and recorded on 07/25/2019, as Instrument No., 20190725-0073012 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 095120A22100CO
Property Address: 2733 AIRWOOD DRIVE, NASHVILLE, TN 37214
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 10th day of May, 2025.

Danielle L. Huddleston

DANIELLE L. HUDDLESTON

Joshua M. Huddleston

JOSHUA M. HUDDLESTON

STATE OF Florida)
) SS.
COUNTY OF Manatee)

On this 10th day of May, 2025, before me personally appeared **DANIELLE L. HUDDLESTON AND JOSHUA M. HUDDLESTON,** 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. DRIVER LICENSE

(Seal)

PATRICIA B. FRADETTE
Notary Public - State of Florida
Commission # HH441588
Expires on December 28, 2027

Patricia B. Fradette

Patricia B. Fradette
Notary Public
My Commission Expires: 12/28/2027

Notarized remotely online using communication technology via Proof.

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 $ 327,200.00 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 10th day of May , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

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

Property address: 2733 Airwood Drive, Nashville, TN 37214

EXHIBIT A

For Information purposes only - Street Address: 2733 Airwood Drive, Nashville, TN 37214

County: Davidson

File Number: 583289

Tax Parcel ID/APN: 095120A22100CO

Land in Davidson County, Tennessee, being Lot No. 47, on the Plan of Phase Two, Lakeland, Section Two, as shown on plat of record in Plat Book 7900, page 103, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Danielle L. Huddleston and Joshua M. Huddleston, wife and husband by Warranty Deed from John E. Marqueling and wife, Paula J. Marqueling of record in Instrument No. 20190725-0073012 Register's Office for Davidson County, Tennessee, dated July 18, 2019 and recorded on July 25, 2019.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

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 May 10, 2025 (date of document).

Affiant Signature

May 10, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10th day of May, 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