Send tax bills to:
SAIID LEWIS AND JASMINE MOSELEY MEAD
2748 CATO RIDGE DRIVE
NASHVILLE, TN 37218

Karen Johnson Davidson County
Batch# 1273962 DEEDWARR
05/16/2025 07:08:30 AM 6 pgs
Fees: $33.00 Taxes: $1,494.80
20250516-0038506

Name and address of new owner:
SAIID LEWIS AND JASMINE MOSELEY MEAD
2748 CATO RIDGE DRIVE
NASHVILLE, TN 37218

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. 583414

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

Map parcel number: 058090A18400CO

WARRANTY DEED

This Deed executed this 13 day of May 2025, for good consideration of Four Hundred Four Thousand and 00/100 Dollars **($404,000.00)**, I (We) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, hereby bargain, deed, and convey to **SAIID LEWIS AND JASMINE MOSELEY MEAD, MARRIED TO EACH OTHER, AS TENANTS BY THE ENTIRETY** whose mailing address is 2748 CATO RIDGE DRIVE, NASHVILLE, TN 37218, 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 OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST by Deed dated 09/10/2024 and recorded on 09/11/2024 as Instrument No., 20240911-0070025 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 058090A18400CO
Property Address: 2748 CATO RIDGE DRIVE, NASHVILLE, TN 37218
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]

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2748 Cato Ridge Drive, Nashville, TN 37218

TAX PARCEL ID/APN (For informational purposes only): 058090A18400CO

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Jordan Ridge at Eaton's Creek, Phase 7 - Section 1 of record in Plat at Instrument No. 20070824-0101605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 13 day of MAY, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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

By: _____
Name: Aimee Frayre
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Aimee Frayre, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13 day of MAY, 20 25.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

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

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 $ 404,000.00 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 13 day of MAY , 2025.

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: 2748 Cato Ridge Drive, Nashville, TN 37218

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 05/13/2025 (date of document).

Affiant Signature

05/13/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13 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