Send tax bills to:
LUKE WILMES AND HANNAH CHRISTINE HUFFMAN
604 BENTON AVENUE UNIT B
NASHVILLE, TN 37204

Karen Johnson Davidson County
Batch# 1277033 DEEDWARR
05/23/2025 07:57:30 AM 5 pgs
Fees: $28.00 Taxes: $2,656.60
20250523-0040594

Name and address of new owner:
LUKE WILMES AND HANNAH CHRISTINE HUFFMAN
604 BENTON AVENUE UNIT B
NASHVILLE, TN 37204

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. 584202

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

Map parcel number: 105113C00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

LUKE WILMES, SINGLE AND HANNAH CHRISTINE HUFFMAN, SINGLE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit “A” attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

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 21 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 21 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

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Unit 604 B, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for 604 Benton Avenue Cottages, a Horizontal Property Regime with Private Elements as recorded in Instrument No. 20170214-0015272, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Gary M. Alexander, unmarried of record in Instrument No. 20241114-0088639 Register's Office for Davidson County, Tennessee, dated November 12, 2024 and recorded on November 14, 2024.

TAX PARCEL ID/APN (For informational purposes only): 105113C00200CO
MORE COMMONLY KNOWN AS: 604 BENTON AVENUE UNIT B, NASHVILLE, TN 37204

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 $ $718,000.00 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 21 day of MAY , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 604 Benton Avenue, Unit B, Nashville, TN 37204

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 21 2025 (date of document).

Affiant Signature

MAY 21 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21 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