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# 1285179 DEEDWARR
06/17/2025 10:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,378.62
20250617-0047417

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 586556

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

Map parcel number: 062 02 0B 171.00

WARRANTY DEED

This Deed executed this 12th day of June 20 25, for good consideration of Three Hundred Seventy-Two Thousand Six Hundred and 00/100 Dollars ($372,600.00), I (We) MIC**HAEL J. FARRELL, UNMARRIED** whose mailing address is 1740 W HURON STREET, APT 2 F, CHICAGO, IL 60622, 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 property conveyed to Michael J. Farrell, unmarried by Quitclaim Deed from Sarah J. Farrell, unmarried of record in Instrument No. 20200820-0093753 Register's Office for Davidson County, Tennessee, dated August 18, 2020 and recorded on August 20, 2020.

APN: 062 02 0B 171.00
Property Address: 4113 LONGFELLOW 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.

WITNESS the hands and seal of said Grantor this 12th day of June, 20 25.

Michael J. Farrell

MICHAEL J. FARRELL

STATE OF Texas)
) SS. DOCUMENT: WARRANTY DEED
COUNTY OF Denton)

On this 12th day of June, 20 25, before me personally appeared **MICHAEL J. FARRELL** 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 STATE OF TEXAS

Talia J Brown

ID NUMBER
13269078-3
COMMISSION EXPIRES
September 22, 2028

Talia J. Brown

Notary Public
My Commission Expires: 09/22/2028

Electronically signed and notarized online using the Proof platform.

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Abbington Park, Phase One, Section Four, of record in Instrument No. 20050110-0003256, as amended in Instrument No. 20061005-0123983, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

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 $ 372,600.00 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 12th day of June , 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: 4113 Longfellow Drive, Nashville, TN 37214

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 June 12, 2025 (date of document).

Affiant Signature

June 12, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12th day of June, 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