Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD, STE 1000
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD, STE 1000
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# 1302857 DEEDWARR
07/28/2025 11:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,159.21
20250728-0059334

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 589524

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

Map parcel number: 142 13 0C 059.00

WARRANTY DEED

This Deed executed this 25 day of July 2025, for good consideration of **Three Hundred Thirteen Thousand Three Hundred and 00/100 Dollars ($313,300.00)**, I (We) **VIRGINIA GUIFFRE, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF SUSAN HOLLINS HENDRICKSON,** whose mailing address is 7040 MEADOW RIDGE CIR, NASHVILLE, TN 37221, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE ROAD, STE 1000, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, and being further known as Unit No. 8710, River Plantation, Section Eleven, Phase 1, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed recorded in Book 10628, page 661; as amended and supplemented in Book 11029, page 592; Book 11156, page 361; Book 11332, page 184; Book 11432, page 903; Instrument No. 20010131-0009315; Instrument No. 20010911-0098566; and in Instrument No. 20191206-0126310, Register Office for Davidson County, Tennessee, Reference is hereby made to the site plan of River Plantation, Section XI Phase I, appearing of record in Plat Book 9700, pages 481 and 482, said Register's Office, for a more complete and detailed description as to details and location of said Unit.

Being the same property conveyed to Susan Hollins Hendrickson, unmarried by Warranty Deed from Haury and Smith Contractors, Inc of record in Book 11238, page 76, Register's Office for Davidson County, Tennessee, dated November 30, 1998 and recorded on December 04, 1998.

APN: 142 13 0C 059.00
Property Address: 8710 SAWYER BROWN ROAD, NASHVILLE, TN 37221
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 25 day of July, 2025.

Virginia Guiffre

VIRGINIA GUIFFRE, INDIVIDUALLY

Virginia Guiffre

VIRGINIA GUIFFRE, AS EXECUTRIX OF THE ESTATE OF SUSAN HOLLINS HENDRICKSON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 25th day of July, 2025, before me personally appeared **VIRGINIA GUIFFRE, INDIVIDUALLY AND VIRGINIA GUIFFRE, AS EXECUTRIX OF THE ESTATE OF SUSAN HOLLINS HENDRICKSON** 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)

Regina C. Hockett

Notary Public
My Commission Expires: 3/3/2026

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

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 $ 313,300.00 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 25th day of July , 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: 8710 Sawyer Brown Road, Nashville, TN 37221

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 July 25,2025 (date of document).

Affiant Signature

July 25, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 25th day of July, 2025,

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