Send tax bills to:
NICOLE DENISE PARKER AND NATALIE CHERIE CHAMBERS
311 HARBOR VILLAGE DRIVE
MADISON, TN 37115

Name and address of new owner:
NICOLE DENISE PARKER AND NATALIE CHERIE CHAMBERS
311 HARBOR VILLAGE DRIVE
MADISON, TN 37115

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# 1308925 DEEDWARR
08/12/2025 12:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,147.00
20250812-0064139

Recordation Requested By/Return to:
OS NATIONAL

3097 SATELLITE BLVD, STE 600, BUILDING 700
DULUTH, GA 30096
File No. 591887

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 034070A08400CO

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, **NICOLE DENISE PARKER, MARRIED AND NATALIE CHERIE CHAMBERS, 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 8 day of AUGUST, 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: Kylie Ottney
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Kylie Ottney, 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 8 day of AUGUST, 20 25.

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-2029

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Unit No. 66, Town Homes Property Line Exhibit of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime, as shown on Exhibit C to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030611-0080857 and amended in Instrument No. 20030723-0102986 and Instrument No. 2005012-00007505, in the Register's Office in Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela A. McAllister, an unmarried woman and Chinita A. Marlin, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Newmark Homes, LP of record in Instrument No. 20051201-0144641 Register's Office for Davidson County, Tennessee, dated November 21, 2005 and recorded on December 01, 2005.

Being the same property conveyed to Chinita A. Marlin, an unmarried person by Quitclaim Deed from Pamela A. McAllister, an unmarried person of record in Instrument No. 20140721-0064323 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 21, 2014.

Being the same property conveyed to Pamela Ann McAllister, individually, all of the interest of Chinita Ann Marlin by Executrix's Quitclaim Deed from Pamela Ann McAllister, Executrix of record in Instrument No. 20230109- 0001552 Register's Office for Davidson County, Tennessee, dated November 16, 2022 and recorded on January 09, 2023.

Chinita Ann Marlin died on or about December 25, 2021

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Pamela Ann McAllister, unmarried of record in Instrument No. 20250228-0015163 Register's Office for Davidson County, Tennessee, dated February 26, 2025 and recorded on February 28, 2025.

TAX PARCEL ID/APN (For informational purposes only): 034070A08400CO
MORE COMMONLY KNOWN AS: 311 HARBOR VILLAGE DRIVE, MADISON, TN 37115

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 $ $310,000.00 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 8 day of AUGUST , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 311 Harbor Village Drive, Madison, TN 37115

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 **August 8, 2025** (date of document).

Affiant Signature

August 8, 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this **8th** day of **August**, 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