Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
OD-25-4485

PRESTON D MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 29th day of September, 2025

Notary Public

Commission Expires: 5/21/29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Sue Cheffins 8710 Sawyer Brown Road Nashville, TN 37221	Plaza Home Mortgage 9808 Scranton Rd San Diego, CA 92121	142-13-0C-059.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Sue Cheffins, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, 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.

Susan Hollins Hendrickson died on or about December 13, 2024.

Karen Johnson Davidson County
Batch# 1328319 DEEDWARR
09/30/2025 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20250930-0077629

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Virginia Guiffre, Individually and as Executrix of The Estate of Susan Hollins Hendrickson of record in Instrument No. 20250728-0059334 Register's Office for Davidson County, Tennessee, dated July 25, 2025 and recorded on July 28, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8710 Sawyer Brown Road, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of September, 2025.

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

By: Jacob Tucknott

Name: Jacob Tucknott
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jacob Tucknott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 24th day of September 2025.

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

Notary Public at Large
My commission expires: 03/15/2029

(Notary Seal)

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 09/24/2025 (date of document).

Affiant Signature

9/24/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 24 day of September, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29