Karen Johnson
Batch # 1331549
10/07/2025 03 40 17 PM
Fees $13 00 Taxes $2,375 40

Davidson County
DEEDWARR
2 pgs

20251007-0080132

Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
OD-25-4321

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $642,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of ~~September,~~ October, 2025

Notary Public

Commission Expires: 03/16/26

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jennifer Schuck 824 Melpark Court Nashville, TN 37204	Jennifer Schuck 824 Melpark Court Nashville, TN 37204	105-14-0N-023.00-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

Jennifer Schuck, *unmarried*

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:

Land situated in Davidson County, Tennessee, being Unit 23, as established in Declaration of Covenants, Conditions and Restrictions for Melpark Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151222-0128613 with Plat attached as Exhibit "C", as amended by Instrument No. 20160106-0001307, and also amended in Instrument No. 20210309-0030504, in the Register's Office of Davidson, Tennessee, to which Declaration reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald Bradley Wood and Lesa Bennett Wood, husband and wife, by Special Warranty Deed from Melpark Partners LLC, a Tennessee limited liability company of record in Instrument No. 20160927-0101964 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 27, 2016.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Donald Bradley Wood and Lesa Bennett Wood, husband and wife, of record in Instrument No. 20241031-0084295 Register's Office for Davidson County, Tennessee, dated October 28, 2024 and recorded on October 31, 2024.

This is improved property known as 824 Melpark Court, Nashville, TN 37204

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 2nd day of September, 2025

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

By: _____

Name: Anissa CienFuegos-Ruiz
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 Anissa CienFuegos-Ruiz **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 2nd **day of** Oct. **, 20**25.

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)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE# B-24M-25-824