Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W WASHINGTON ST., SUITE 115
TEMPE, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W WASHINGTON ST., SUITE 115
TEMPE, AZ 85281

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# 1343404 DEEDWARR
11/10/2025 03:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,225.34
20251110-0089708

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 599086

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

Map parcel number: 042-08-0-184.00

WARRANTY DEED

This Deed executed this 10th day of November 2025 2025, for good consideration of **Three Hundred Thirty-One Thousand One Hundred Seventy-Two and 26/100 Dollars ($331,172.26)**, I (We) **MARY A. CREECH, WIDOW(ER)** whose mailing address is 5801 MARVIN D. LOVE FREEWAY, SUITE 300, DALLAS, TX 75237, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W WASHINGTON ST., SUITE 115, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Fillmore Place, as of record in Instrument No. 20050614-0067969, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Arlanda R. Creech, and wife, Mary A. Creech by Warranty Deed from Matt Manson, unmarried of record in Instrument No. 20060420-0045661 Register's Office for Davidson County, Tennessee, dated April 13, 2006 and recorded on April 20, 2006.

Arlanda R. Creech being the same person as Orlando R. Creech, died on 4-8-2013 leaving Mary A Creech as the surviving tenant by the entirety.

APN: 042-08-0-184.00
Property Address: 342 NESBITT LANE, MADISON, TN 37115
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 10th day of November, 2025.

Mary A. Creech

MARY A. CREECH

STATE OF Florida)
) SS.
COUNTY OF Highlands)

On this 10th day of November, 2025, before me personally appeared **MARY A. CREECH** 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. PASSPORT

(Seal)

ROBERT J. ADAMS
Notary Public - State of Florida
Commission # HH 608140
Expires on October 30, 2028

Robert J. Adams
Notary Public
My Commission Expires: 10/30/2028
HH 608140

Notarized remotely online using communication technology via Proof.

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 $ 331,172.26 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 10th day of November , 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: 342 Nesbitt Lane, 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 November 10, 2025 (date of document).

Affiant Signature

November 10, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10th day of November, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

