Karen Johnson Davidson County
Batch# 1351667 DEEDWARR
12/01/2025 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,369.00
20251201-0094753

Send tax bills to:
DOORS HOLDINGS 2025-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY
15771 RED HILL AVENUE, SUITE 100
TUSTIN, CA 92780

Name and address of new owner:
DOORS HOLDINGS 2025-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY
15771 RED HILL AVENUE, SUITE 100
TUSTIN, CA 92780

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
MAINSTAY NATIONAL TITLE
3097 SATELLITE BLVD, BUILDING 700, SUITE 230
DULUTH, GA 30096
File No. MNT-600699

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

Map parcel number: 058 09 0A 285.00

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,

DOORS HOLDINGS 2025-2 LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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 24th day of November, 2025, 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: Alex Joswiak
Title: Auth Signer

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, Nancy Tchemeshoff, a Notary Public in and for said County and State, Alex Joswiak, 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 24th day of November, 2025

_____
Notary Public

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

Printed Name: Nancy Tchemeshoff
My Commission Expires: 03/15/2029

EXHIBIT "A"
Legal Description

Situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 285 on the Plan of Jordan Ridge at Eaton's Creek, Phase 11, A Cluster Lot Planned Unit Development formerly Creekside Trails of record in Plat at Instrument No. 20100126-0006479, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same premises conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST from VICTOR W. ALEXANDER, JR. AND KEENA ALEXANDER, HUSBAND AND WIFE by Deed dated 10/08/2025, and recorded on 10/13/2025, as Instrument No., 20251013-0081352, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

TAX PARCEL ID/APN (For informational purposes only): 058 09 0A 285.00
MORE COMMONLY KNOWN AS: 2609 JORDAN RIDGE DRIVE, NASHVILLE, TN 37218

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 $ 370,000.00 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 24th 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: 2609 Jordan Ridge Drive, Nashville, TN 37218

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 11/24/2025 (date of document).

Affiant Signature

11/24/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 24th day of November, 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