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

Karen Johnson Davidson County
Batch# 1353067 DEEDWARR
12/03/2025 09:57:30 AM 5 pgs
Fees: $28.00 Taxes: $1,070.78
20251203-0095748

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 600087

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

Map parcel number: 034070A09400CO

WARRANTY DEED

This Deed executed this 28 day of November 20 25, for good consideration of **Two Hundred Eighty-Nine Thousand Four Hundred and 00/100 Dollars ($289,400.00)**, I (We) **ROBERT SPENCE AND JOINED BY WIFE, CYNTHIA SPENCE**, 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. 77, on the Plan of Harbor Village, Phase IV of Townhomes Property line Exhibit Revision I, Horizontal Property Regime, as of record in Instrument No. 20030611-0080857 and amended in Instrument No. 20030723-0102986, Register's Office in Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert Spence by Quitclaim Deed from Patrick Spence, the Executor of the Estate of Felicitas Irene Spence, of record in Instrument No. 20140630-0057331, dated June 11, 2014 and recorded on June 30, 2014 in the Register's Office for Davidson County, Tennessee.

APN: 034070A09400CO
Property Address: 331 HARBOR VILLAGE DRIVE, 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 28 day of November, 20 25.

ROBERT SPENCE

CYNTHIA SPENCE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 28 day of November, 20 25, before me personally appeared **ROBERT SPENCE AND CYNTHIA SPENCE,** 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.

(Seal)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 8, 2028

My Commission Expires
May 8, 2028

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 $ 289,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Roberts
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 28th 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: 331 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 11/28/2025 (date of document).

Affiant Signature

11/28/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 28th 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