Send tax bills to:
OPENDOOR PROPERTY TRUST I
1295 W. WASHINGTON ST., STE 115
TEMPE, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I
1295 W. WASHINGTON ST., STE 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

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 601542

Karen Johnson Davidson County
Batch# 1355304 DEEDWARR
12/08/2025 12:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,104.45
20251208-0097468

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

Map parcel number: 188-10-0F-002-00-CO

WARRANTY DEED

This Deed executed this 5th day of December 20 25, for good consideration of **Two Hundred Ninety-Eight Thousand Five Hundred and 00/100 Dollars ($298,500.00)**, I (We) **COURTNEY SWIM BOYNTON FKA COURTNEY M. SWIM, MARRIED, HEREIN JOINED BY SPOUSE, STEVEN J. BOYNTON** whose mailing address is 2619 LANCASTER CT,, MURFREESBORO, TN 37129, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., STE 115, TEMPE, AZ 85281, the following described land in DAVIDSON County, Tennessee, to wit:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of 124 Carothers Crossing Townhomes, a Horizontal Property Regime With Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 124 Carothers Crossing Townhomes, a Horizontal Property Regime With Private Elements of record in Instrument Number 20171003-0101314, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Courtney M. Swim, an unmarried woman by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20180720-0071046 Register's Office for Davidson County, Tennessee, dated July 19, 2018 and recorded on July 20, 2018.

APN: 188-10-0F-002-00-CO
Property Address: 503 PLEASANT STREET, NOLENSVILLE, TN 37135
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.

WITNESS the hands and seal of said Grantors this 5th day of December, 2025.

Courtney Swim Boynton

COURTNEY SWIM BOYNTON F/K/A COURTNEY M. SWIM

Steven J. Boynton

STEVEN J. BOYNTON

STATE OF Florida)
) SS.
COUNTY OF Lee)

On this 5th day of December, 2025, before me personally appeared **COURTNEY SWIM BOYNTON F/K/A COURTNEY M. SWIM AND STEVEN J. BOYNTON** 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)

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 694449
Expires on July 22, 2029

Rik S McCoy
Notary Public
My Commission Expires: 07/22/2029

ID's Produced: Driver's License

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 $ 298,500.00 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 5th day of December , 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: 503 Pleasant Street, Nolensville, TN 37135

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 12/5/2025 (date of document).

Affiant Signature

12/5/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of December, 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