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

Karen Johnson Davidson County
Batch# 1363050 DEEDWARR
12/30/2025 02:12:30 PM 5 pgs
Fees: $28.00 Taxes: $1,050.43
20251230-0103764

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. 599730

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

Map parcel number: 075-12-0C-034-00

WARRANTY DEED

This Deed executed this 23 day of December 20 25, for good consideration of **Two Hundred Eighty-Three Thousand Nine Hundred and 00/100 Dollars ($283,900.00)**, I (We) **JEREMY GADDES, MARRIED, HEREIN JOINED BY SPOUSE, SHANDA GADDES** whose mailing address is 60 TREVINO LANE, LEBANON, TN 37087, 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 Unit No. 603 in Building 6, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Gaddes, an unmarried man by Warranty Deed from Michael Davis, married, by Ronnie Glover, his attorney in fact, of record in Instrument No. 20140807-0071232 Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 07, 2014.

APN: 075-12-0C-034-00
Property Address: 741 TULIP GROVE ROAD UNIT 603, HERMITAGE, TN 37076
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 23 day of December, 20 25.

JEREMY GADDES

SHANDA GADDES

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 23 day of December, 20 25, before me personally appeared **JEREMY GADDES AND SHANDA GADDES** 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)

Notary Public
My Commission Expires: May 8, 2028

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 283,900.00 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 23rd day of December , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/102027

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 741 Tulip Grove Road, Unit 603, Hermitage, TN 37076

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 12/23/2025 (date of document).

Affiant Signature

12/23/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 23rd 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