Karen Johnson Davidson County
Batch# 1397192 DEEDWARR
03/24/2026 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,258.10
20260324-0023465

**Send tax bills to:**
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

**Name and address of new owner:**
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

**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. 611064

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

Map parcel number: 133-12-0-013-00

# WARRANTY DEED

This Deed executed this 23 day of March 2026, for good consideration of Three Hundred Forty Thousand Twenty-Eight and 00/100 Dollars ($340,028.00), I (We) **RANDY RAY WILLIAMS, AS SUCCESSOR TRUSTEE, OF THE HAZEL M. WILLIAMS REVOCABLE LIVING TRUST, DATED JULY 15TH, 2021, WHO TOOK TITLE AS HAZEL M. WILLIAMS REVOCABLE LIVING TRUST, DATED JULY 15TH, 2021,** whose mailing address is 189 TUSCULUM RD, ANTIOCH, TN 37013, 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 85288, the following described land in DAVIDSON County, Tennessee, to wit:

**Land in Davidson County, Tennessee, Being Lot No. 10 on the Plan of Windsor Park, as of record in Book 3600, Page 64, Register's Office for Davidson County, Tennessee.**

**Said Lot No. 10 fronts 70 feet on the Westerly side of Benita Drive and runs back between parallel lines 190 feet to a line at the rear on which it measures 70 feet thereon.**

Being the same property conveyed to Billie Ray Williams and wife, Hazel T. Williams by Warranty Deed from Windsor Development Company of record in Book 3938, Page 126, Register's Office for Davidson County, Tennessee, dated September 16, 1965, and recorded on September 22, 1965.

Being the same property conveyed to Hazel Maxine Taubert Williams, being divested from Billy Ray Williams and vested to Hazel Maxine Taubert Williams by Final Decree of Divorce, Case No. 86D-939, Styled Fourth Circuit Court for Davidson County, Tennessee, Hazel Maxine Taubert Williams vs Billy Ray Williams, by and through Muriel Robinson, Judge of the Circuit Court, as shown of record in Book

7295, Page 512, Register's Office for Davidson County, Tennessee, dated July 1, 1987 and recorded on July 14, 1987.
Being the same property conveyed to Hazel M. Williams Revocable Living Trust, Dated July 15th, 2021, by Quit-claim Deed from Hazel Maxine Taubert Williams of record in Instrument No. 20210809-0106709 Register's Office for Davidson County, Tennessee, dated August 5, 2021, and recorded on August 9, 2021.

APN: 133-12-0-013-00
Property Address: 411 BENITA DRIVE, NASHVILLE, TN 37211
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 Grantor this 23 day of March, 2026.

Randy Ray Williams as Successor Trustee
**RANDY RAY WILLIAMS, SUCCESSOR TRUSTEE**

STATE OF Tennessee )
) SS.
COUNTY OF Davidson )

On this 23 day of March, 2026, before me personally appeared **RANDY RAY WILLIAMS, SUCCESSOR TRUSTEE** 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)

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Regina C. Hockett
Notary Public
My Commission Expires: 01/22/2030

# AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 340028.00 .

AFFIANT

Subscribed and sworn to before me, this 23rd day of March, 2025 2026

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

# 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 3/23/2026 (date of document).

Affiant Signature

3/23/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 23th day of March, ~~2025~~ 2026

Notary's Signature

My Commission Expires

STATE OF GEORGIA NOTARY PUBLIC

ROBYNN MILLER
DeKalb County
~~My Commission Expires~~
April 19, 2027

Notary's Seal (if on paper)