Karen Johnson Davidson County
Batch# 1407720 DEEDWARR
04/17/2026 01:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,450.03
20260417-0031719

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

**Name and address of new owner:**
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 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. 615415

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

Map parcel number: 04314019300

# WARRANTY DEED

This Deed executed this 15th day of April 20 26, for good consideration of **Three Hundred Ninety-One Thousand Nine Hundred and 00/100 Dollars ($391,900.00)**, I (We) **JOHNATHON PAUL LEMON AKA JONATHON PAUL LEMON AND ANNE THERESE LEMON, HUSBAND AND WIFE** whose mailing address is 616 HERITAGE LN, FLOWER MOUND, TX 75022, 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 85288, the following described land in DAVIDSON County, Tennessee, to wit:

**Land in Davidson County, Tennessee, being Lot No. 32 of Block "B" on the Plan of Yowell Place of record in Plat Book 974, Page 61, 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 property conveyed to Jonathon Paul Lemon and Anne Therese Lemon, husband and wife by Warranty Deed from Alex Begnoche, unmarried of record in Instrument No. 20201202-0140026 Register's Office for Davidson County, Tennessee, dated November 30, 2020, and recorded on December 02, 2020.

APN: 04314019300
Property Address: 227A HILLCREST 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.

WITNESS the hands and seal of said Grantors this 15th day of April, 2026.

Johnathon Paul Lemon
**JOHNATHON PAUL LEMON**
**AKA JONATHON PAUL LEMON**

Anne Therese Lemon
**ANNE THERESE LEMON**

STATE OF Florida )
) SS.
COUNTY OF Miami-Dade )

On this 15th day of April, 2026, before me personally appeared **JOHNATHON PAUL LEMON AKA JONATHON PAUL LEMON AND ANNE THERESE LEMON,** 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)

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

Notary Public
My Commission Expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

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 $ 391,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF GWINNETT

Sworn to before me, this 15th day of April , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address: 227A Hillcrest Drive, Madison, TN 37115

**Tennessee Certification of Electronic Document**

I, Cynthia Brown, 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 4/15/2026 (date of document).

Cynthia Brown
Affiant Signature

4/15/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 15th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

