Karen Johnson Davidson County
Batch# 1416788 DEEDWARR
05/06/2026 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20260506-0040859

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-1384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of May, 2026

Notary Public

Commission Expires: 6-17-29

MELODY CARR
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/17/2029
COUNTY OF DEKALB

Address of New Owner	Send Tax Bills To:	Map & Parcel
Gabriela Garcia and Adrianna Jawaaree Lloyd 823 Apple Valley Road Madison, TN 37115	NEW OWNER	033-15-0-017.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gabriela Garcia, a married woman, and Adrianna Jawaaree Lloyd, a single woman, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 189 on the Plan of Primrose Acres, Sec. 2, of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 189 fronts 124 feet on the Northerly side of Apple Valley Road and extends back 389.1 feet on the Easterly line and 400.2 feet on the Westerly line to a dead line measuring 94 feet thereon.

Being the same property conveyed to James L. Mabry and wife, Anita L. Mabry by Warranty Deed from Gaines & Gregory Construction Company, Inc., a Corporation of record in Book 3100, Page 517, Register's Office for Davidson County, Tennessee, dated July 20, 1960 and recorded on July 20, 1960.

The said James L. Mabry died on or about October 28, 2017 thereby vesting title in Anita L. Mabry by reason of their tenancy by the entirety.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Anita L. Mabry, Surviving Spouse of James L. Mabry, deceased of record in Instrument No. 20260106-0001029 Register's Office for Davidson County, Tennessee, dated January 05, 2026 and recorded on January 06, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 823 Apple Valley Road, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Alex Joswiak
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alex Joswiak**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.**

Witness my hand and official seal this 29th **day of April, 2026.**

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

_____
Notary Public at Large
My commission expires: 03/15/2029

(Notary Seal)

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **04/29/2026** (date of document).

Jami K Averwater

Affiant Signature

05/06/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **6th** day of **May**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

