Karen Johnson Davidson County
Batch# 1422855 DEEDWARR
05/20/2026 12:24:30 PM 5 pgs
Fees: $28.00 Taxes: $2,749.30
20260520-0045564

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. 615965

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

Map parcel number: 105040C00100CO

WARRANTY DEED

This Deed executed this 18th day of May 2026, for good consideration of Seven Hundred Forty-Three Thousand Fifty-Three and 90/100 Dollars ($743,053.90), I (We) **HELEN R. MADDEN AND HUSBAND, WILLIAM R. MADDEN, JR.,** whose mailing address is 2419 KLINE AVE., NASHVILLE, TN 37211, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 105040C00100CO
Property Address: 13A NORTH HILL STREET, NASHVILLE, TN 37210
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 18th day of May, 2026.

HELEN R. MADDEN

WILLIAM R. MADDEN, JR.

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 18 day of May, 2026, before me personally appeared **HELEN R. MADDEN AND WILLIAM R. MADDEN, JR.** 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: 01/22/2030

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

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Unit A, 13 North Hill Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160223-0017135, 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 a portion of the same property conveyed to GMAT Holdings, GP by Warranty deed from Logan Alexander Parkhurst, unmarried of record in Instrument No. 20150407-0030452 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 07, 2015.

Being the same property conveyed to GMAT Holdings, GP by Quitclaim deed from GMAT Holdings, GP of record in Instrument No. 20150908-0091171 Register's Office for Davidson County, Tennessee, dated September 04, 2015 and recorded on September 08, 2015.

Being a portion of the same property conveyed to Helen R. Madden and Helen G. Madden, as tenants in common with the right of survivorship by Quitclaim deed from GMAT Holdings, G. P., a Tennessee general partnership of record in Instrument No. 20151109-0114042 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 09, 2015.

Being the same property conveyed to Helen R. Madden and husband, William R. Madden, Jr. by Quitclaim deed from Helen R. Madden, married, and Helen G. Madden, married of record in Instrument No. 20170209-0013636 Register's Office for Davidson County, Tennessee, dated February 07, 2017 and recorded on February 09, 2017.

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 $ 743,053.90 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 18th day of May , 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: 13A North Hill Street, Nashville, TN 37210

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 5/18/2026 (date of document).

Cynthia Brown
Affiant Signature

5/18/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 18th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

