Karen Johnson Davidson County
Batch# 1423254 DEEDWARR
05/20/2026 02:36:30 PM 5 pgs
Fees: $28.00 Taxes: $1,591.00
20260520-0045640

Send tax bills to:
HELEN RENEE MADDEN AND WILLIAM RANDEL MADDEN, JR.
3117 WINDSOR GREEN DRIVE
ANTIOCH, TN 37013

Name and address of new owner:
HELEN RENEE MADDEN AND WILLIAM RANDEL MADDEN, JR.
3117 WINDSOR GREEN DRIVE
ANTIOCH, TN 37013

This instrument prepared by:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 617597

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

Map parcel number: 15004003000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said, **HELEN RENEE MADDEN AND WILLIAM RANDEL MADDEN, JR., AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 18 day of MAY, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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

By: _____
Name: Kylie Ottney
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Kylie Ottney, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18 day of MAY, 20 26.

_____
Notary Public

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

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-~~2025~~ 2029

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 529, on the Plan of Kensington of Priest Lake, Section One-B, as shown on plat of record in Plat Book 6250, page 150, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tommie C. Sweeney by Warranty Deed from Daniel G. Latham, and wife, and Veralyn Latham of record in Instrument No. 20061222-0158493 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on December 22, 2006.

Being the same property conveyed to Ronnie E. Harding, Jacqueline E. Harding and Tommie C. Sweeney, as joint tenants with the right of survivorship by Quitclaim Deed from Tommie C. Sweeney, an unmarried person of record in Instrument No. 20070618-0072531 Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on June 18, 2007, Affidavit - Death of Joint Tenants recorded in Instrument No. 20180329-0029257 .

Said Tommie C. Sweeney having deceased on or about September 22, 2007, vesting Ronnie E. Harding and Jacqueline E. Harding as surviving tenants.

Being the same property conveyed to Ronald E. Harding and Jacqueline E. Harding, husband and wife, as joint tenants by Quitclaim Deed from Ronald E. Harding, who Acquired Title as Ronnie E. Harding, Jacqueline E. Harding, and Tommie C. Sweeney, who Passed away on 09/22/2007, as joint tenants with the right of survivorship of record in Instrument No. 20180329-0029258 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 29, 2018.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Ronald E. Harding and Jacqueline E. Harding, husband and wife, as Joint Tenants of record in Instrument No. 20260319-0021981 Register's Office for Davidson County, Tennessee, dated March 18, 2026 and recorded on March 19, 2026.

TAX PARCEL ID/APN (For informational purposes only): 15004003000
MORE COMMONLY KNOWN AS: 3117 WINDSOR GREEN DRIVE, ANTIOCH, TN 37013

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 $ 430,000 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 , 2026.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address:

3117 Windsor Green Drive, Antioch, TN 37013 (Davidson)

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 05/18/2026 (date of document).

Cynthia Brown
Affiant Signature

05/18/2026
Date

State of GA

County of Gwinnett

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

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

