Karen Johnson Davidson County
Batch# 1424632 DEEDWARR
05/22/2026 12:27:30 PM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20260522-0047063

Send tax bills to:
JOSE D GARCIA HERNANDEZ AND YERLINDER FLORES BRICENO
411 BENITA DRIVE
NASHVILLE, TN 37211

Name and address of new owner:
JOSE D GARCIA HERNANDEZ AND YERLINDER FLORES BRICENO
411 BENITA DRIVE
NASHVILLE, TN 37211

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. 617606

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

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

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), 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,

JOSE D GARCIA HERNANDEZ AND YERLINDER FLORES BRICENO, HUSBAND AND WIFE

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 21st 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: Sarah Scotia
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, Sarah Scotia, 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 21 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: 03-15-2029

EXHIBIT "A"
Legal Description

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 Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from 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 of record in Instrument No. 20260324-0023465 Register's Office for Davidson County, Tennessee, dated March 23, 2026 and recorded on March 24, 2026.

TAX PARCEL ID/APN (For informational purposes only): 133-12-0-013-00
MORE COMMONLY KNOWN AS: 411 BENITA DRIVE, NASHVILLE, TN 37211

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

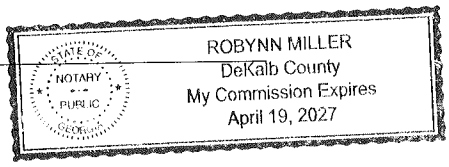
The actual consideration (or value, whichever is greater) for this transfer is

$ 355000.00 .

AFFIANT

Subscribed and sworn to before me, this 21st day of May, ~~2025~~ 2026

NOTARY PUBLIC
My Commission Expires:



Property Address: 411 Benita Drive, Nashville, TN 37211

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 5/21/2026 (date of document).

Affiant Signature

5/21/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 21st day of May, 2026

Notary's Signature

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

Notary's Seal (if on paper)