Karen Johnson Davidson County
Batch# 1429465 DEEDWARR
06/08/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,168.46
20260608-0051490

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2282

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,800.00

Tina Shinn
Affiant

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

A Stephens
Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 1295 W. Washington Street., Ste 115 Tempe, AZ 85288	New owners	043-13-0-407.00

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,

Sherika L. Webb and William J. Webb, wife and husband

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

Opendoor Property Trust I, a Delaware statutory trust

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 the Westerly 280 Feet of the Northerly Half of Tract No. 4 on the Plan of Forest Park Acreage Tract as of record in Book 843, Page 45, Register's Office for Davidson County, Tennessee.

Said Part of said Tract Fronts 100 feet on the Easterly side of Forest Park Road and Runs back Easterly Between Parallel lines 280 Feet to a Dead Line.

Being the same property conveyed to Sherika L. Webb and William J. Webb, wife and husband by Warranty Deed from Dale J. Grandbois and wife, Clara Ruth Grandbois of

record in Instrument No. 20190208-0012185 Register's Office for Davidson County, Tennessee, dated February 04, 2019 and recorded on February 08, 2019.

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: 311 Forest Park 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 5th day of June, 2026.

Sherika L Webb
Sherika L. Webb

William J Webb
William J. Webb

STATE OF Texas
COUNTY OF Tarrant

On this 5th day of June, 2026, before me personally appeared Sherika L Webb and William J Webb, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2026.

Sumner Rawn Wilson II
Notary Signature
My commission expires: 07/21/2027

NOTARY PUBLIC STATE OF TEXAS
Sumner Rawn Wilson II
ID NUMBER
13446766-4
COMMISSION EXPIRES
July 21, 2027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 6|5|2026.

Affiant Signature – Joshua A. Terry

6|5|2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6|5|2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27