Karen Johnson Davidson County
Batch# 1435954 DEEDWARR
06/18/2026 03:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20260618-0055593

Send tax bills to:
CAROLINE CIRONE
302 A Ensley Avenue
Old Hickory, TN 37138

Name and address of new owner:
CAROLINE CIRONE
302 A Ensley Avenue
Old Hickory, TN 37138

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. 623457

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

Map parcel number: 044 05 0I 001.00

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,

CAROLINE CIRONE, SINGLE,

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.

EXHIBIT "A"
Legal Description

Unit A as established by the Master Deed for 302 Ensley Avenue ("Master Deed"), a horizontal property regime, of record in Instrument No. 201912230131817 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property .

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, by Warranty Deed from WILLIAM PERRY WALLACE LAMB, AN UNMARRIED MAN, in Instrument No. 20260107-0001398, Register's Office for DAVIDSON County, Tennessee, dated January 7, 2026 and recorded on January 7, 2026.

TAX PARCEL ID/APN (For informational purposes only): 044 05 0I 001.00
MORE COMMONLY KNOWN AS: 302 A ENSLEY AVENUE, OLD HICKORY, TN 37138

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 16th day of June, 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: Kiara Tellez
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Kiara Tellez, 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 16th day of June, 20 26.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2029

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

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 $ 300,000.00 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 16th day of June , 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: 302 A Ensley Avenue, Old Hickory, TN 37138

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 June 16, 2026 (date of document).

Cynthia Brown
Affiant Signature

June 16, 2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

