Karen Johnson Davidson County
Batch# 1440935 DEEDWARR
07/01/2026 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20260701-0059514

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2226

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2026

Notary Public

Commission Expires: 9/13/2028

ADDALITA STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
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	Opendoor Property Trust I 1295 W. Washington Street., Ste 115 Tempe, AZ 85288	174-11-0A-489.00-CO

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,

Joshua G. Crowne, a married man

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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 40, on the plan of Cane Ridge Farms Subdivision, Phase 3, Section 1 1st Amendment Cane Ridge Farms, Phase Three, Section One, as the same appears of record in Instrument No. 20070703-0079200, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description

Being the same property conveyed to Joshua G. Crowne, single by Warranty Deed from Beverly J. Combs, single of record in Instrument No. 20150708-0066359 Register's Office for Davidson County, Tennessee, dated June 19, 2015 and recorded on July 08, 2015.

Joshua Gordon subsequently married to Cathyline Nadar Crowne. Cathyline Nadar Crowne joins in the conveyance of this property to transfer any marital rights or interest she may have of said property.

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: 109 Hearthside Way, Antioch, TN 37013

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 29th day of June, 2026.

Joshua G. Crowne

Cathyline Nadar Crowne

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of June, 2026, before me personally appeared Joshua G. Crowne and Cathyline Nadar Crowne, 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 29th day of June, 2026.

Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

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 6/29/2024.

Affiant Signature – Joshua A. Terry

6/30/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/30/2024.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON