Karen Johnson Davidson County
Batch# 1443090 DEEDWARR
07/07/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,560.66
20260707-0061302

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2765

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,800.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of July, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I, a Delaware statutory trust 1295 West Washington Street, Ste 115 Tempe, AZ 85288	New Owner	086-13-0B-006.00-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,

Dana Renee Leftridge, an unmarried woman

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 Villa No. 1172, a Private Element, as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Magnolia Farms Villas, a Horizontal Property Regime with Private Elements, appearing of record in Instrument No. 20190523- 0049079, in the Register's Office for Davidson County, Tennessee, of which reference to the Declaration and its Exhibit A-1 is hereby made for a more complete and detailed description of the Villa, the rights and obligations of the Developer and the Villa Owners, and the By-Laws of the Villa Association.

Being the same property conveyed to Dana Renee Leftridge, an unmarried woman by Warranty Deed from Beazer Homes, LLC, A Delaware Limited Liabilty Company of

record in Instrument No. 20200127-0009665 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 27, 2020.

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: 6044 Blackberry Ridge Lane, Hermitage, TN 37076

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 6th day of July, 2026.

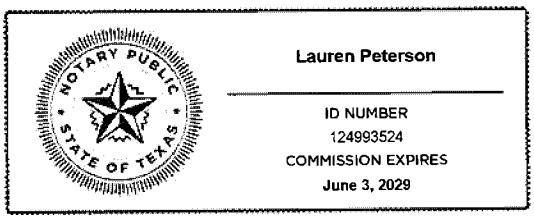
Dana Renee Leftridge

STATE OF Texas
COUNTY OF Comal

On this 6th day of July, 2026, before me personally appeared Dana Renee Leftridge, 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 6th day of July, 2026.

Lauren Peterson
Notary Signature
My commission expires: 06/03/2029



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 7/6/2026.

Affiant Signature – Joshua A. Terry

7/7/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/7/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27