Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2800

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2026

Notary Public

Commission Expires: _____

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fredy Mejia Teletor & Rosalinda Gomez Ruiz 740 Idlewild Drive Madison, TN 37115	Pinnacle Bank 211 Platform Way S. Suite 3300 Nashville TN 37203	052-01-0-299.00

Karen Johnson Davidson County
Batch # 1443557 DEEDWARR
07/09/2026 09:21:54 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40
20260709-0061952

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,

Opendoor Property Trust I, a Delaware statutory trust

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

Fredy Mejia Teletor and Rosalinda Gomez Ruiz, husband and wife

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 Lot No. 11, Block L on the Plan of Revised Plan of Power and Roth Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sherry Moore, unmarried by Warranty Deed from Rosalyn A. Crane, unmarried of record in Instrument No. 20050713-0081118 Register's Office for Davidson County, Tennessee, dated June 13, 2005 and recorded on July 13, 2005.

Being the same property conveyed to Opendoor Property Trust I, A Delaware Statutory Trust by Warranty Deed from Sherry Moore, unmarried of record in Instrument No. 20251118-0091836 Register's Office for Davidson County, Tennessee, dated November 17, 2025 and recorded on November 18, 2025.

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: 740 Idlewild Drive, 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 7th day of July, 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kyle Ottney
Title: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle Ottney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand, at office, this 7th day of July, 2026.

_____
Notary Signature
My commission expires: June 24th 2029

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