Karen Johnson Davidson County
Batch# 1464274 DEEDWARR
08/26/2026 09:21:30 AM 6 pgs
Fees: $33.00 Taxes: $1,309.80
20260826-0078778

Send tax bills to:
ERIK PEREZ RAMOS, JUANA RAMOS GONZALEZ, GUILLERMO PEREZ MENDEZ
311 FOREST PARK ROAD
MADISON, TN 37115

Name and address of new owner:
ERIK PEREZ RAMOS, JUANA RAMOS GONZALEZ, GUILLERMO PEREZ MENDEZ
311 FOREST PARK ROAD
MADISON, TN 37115

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. 628541

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

Map parcel number: 043-13-0-407.00

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,

ERIK PEREZ RAMOS, SINGLE AND JUANA RAMOS GONZALEZ AND GUILLERMO PEREZ MENDEZ, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,

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.

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 19 day of August, 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 19 day of August, 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

EXHIBIT "A"
Legal Description

Situated in the County of Davidson, State of Tennessee:

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 from SHERIKA L. WEBB AND WILLIAM J. WEBB, WIFE AND HUSBAND, to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, of record in Instrument No. 20260608-0051490, Recorded on 06/08/2026, in the Register's Office for DAVIDSON County Records.

TAX PARCEL ID/APN (For informational purposes only): 043-13-0-407.00
MORE COMMONLY KNOWN AS: 311 FOREST PARK ROAD, MADISON, TN 37115

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 $ 354,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

L Palladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 19 day of August , 2026.

NOTARY PUBLIC
My Commission Expires: 9.21.29

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Property address: 311 Forest Park Road, Madison, TN 37115

Tennessee Certification of Electronic Document

I, Chloe Palladino, 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 8/19/2026 (date of document).

C Palladino
Affiant Signature

8/19/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 19 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

