Karen Johnson Davidson County
Batch# 1470284 DEEDWARR
09/08/2026 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20260908-0083251

WARRANTY DEED

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No. RR-26-3481

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 1/22/2030

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Haley Landaverde and Andrew Williams	Steadfast Mortgage	
2416 Bayview Drive	408 Highway 76	136-09-0-044-00
Nashville, TN 37217	White House, TN, 37188	

FOR AND 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 CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley Haley Landaverde and Andrew Williams, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 all of Lot No. 15, on the Plan of Section One, Bayview, as shown by plat appearing of record in Plat Book 9700, Page 330, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Joe W. Luttman Jr., a single person, by Warranty Deed from John W. Knapek and Meagan S. Knapek of record in Instrument No. 20130501-0043695 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 01, 2013.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Joe W. Luttman Jr., single of record in Instrument No. 20260317-0021087 Register's Office for Davidson County, Tennessee, dated March 08, 2026 and recorded on March 17, 2026.

This is property more commonly known as 2416 Bayview Drive, Nashville, TN 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 1st day of September, 2026.

Opendoor Property Trust I, a Delaware Statutory Trust
By: Opendoor Labs Inc., as Trust Manager
By: _____
Name: Jessica Meza
Title: Authorized Signor

State of Arizona
County of Maricopa

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2026, before me personally appeared Jessica Meza, ~~Trustee~~ of Opendoor Property Trust I, a Delaware Statutory Trust, 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 1st day of September, 2026.

_____
Notary Signature
My commission expires: 03/15/2029

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Certificate of Authenticity

I, Leslie Hayes, 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 9/1/2026.

Date

Affiant Signature

9/3/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: _____
Date

Notary's Seal (if on paper)