Karen Johnson Davidson County
Batch# 1477437 DEEDWARR
09/25/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,627.00
20260925-0089038

# WARRANTY DEED

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Stewart Title Company
30 Burton Hills, Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Nicole B. Golding | FirstBank | 105 - 04 - 0C - 001.00 - CO |
| (NAME) | (NAME) | |
| 13A N Hill Street | 722 Columbia Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | Franklin, Tennessee 37064 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Opendoor Property Trust I, a Delaware statutory trust,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does transfer and convey unto **Nicole B. Golding, an unmarried woman,** hereinafter called the GRANTEE(S), her 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 Unit A, 13 North Hill Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160223-0017135, 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 Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Helen R. Madden and husband, William R. Madden, Jr., dated 05/18/2026, of record in Instrument No. 20260520-0045564, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 13A N Hill Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 3018643
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 23rd 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 Signatory

**State of Tennessee**
**County of Davidson**

State of Arizona
County of Maricopa

**Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared** Jessica Meza **with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her oath acknowledged himself/herself to be the Authorized Signatory of Opendoor Labs Inc., Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, the within named bargainer, and that, he/she as such Authorized Signatory, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by** Jessica Meza **as such Authorized Signatory.**

**Witness my hand and Official seal this 23rd day of September, 2026.**

_____
**Notary Public:**
**My Commission Expires:** 03/15/2029

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

**RETURN TO:**
**Stewart Title Company**
**30 Burton Hills, Suite 200**
**Nashville, TN 37215**

**CERTIFICATE OF AUTHENTICITY**

I, Theresa L. Smith, do hereby make oath that I am a licensed attorney and/or 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 9-23-, 2026.

Affiant
Date: 9-24 ,2026.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 24th day of September, 2026.

Notary Public

My Commission Expires: 11/8/2028

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY