Karen Johnson Davidson County
Batch# 1480211 DEEDWARR
10/02/2026 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20261002-0090838

WARRANTY DEED

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Y-OR-26-227A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sarah Beth Harper and Brent Gray Harper	**Same as New Owner's**	
(NAME) **227A Hillcrest Dr.**	(NAME)	**043-14-0-193.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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 consideration, the receipt of which is hereby acknowledged, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SARAH BETH HARPER AND BRENT GRAY HARPER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 32 of Block "B" on the Plan of Yowell Place of record in Plat Book 974, Page 61, 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 Johnathon Paul Lemon AKA Jonathon Paul Lemon and Anne Therese Lemon, Husband and Wife of record in Instrument No. 20260417-0031719 Register's Office for Davidson County, Tennessee, dated April 15, 2026 and recorded on April 17, 2026.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 61, Register's Office for Davidson County, Tennessee.
- Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5116, Page 352, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **227A Hillcrest Dr., Madison, Tennessee 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 GRANTEE(S), their heirs and 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), 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(s) this the 28th DAY OF Sept., 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kylie Ofney
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, Kylie Ofney, of OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th of September, 2026.

_____
Notary Public
My Commission Expires: 03/15/2029
(SEAL)

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

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 09/29/2026.

Date

Stephanie Woodall

Affiant Signature

09/29/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of September, 2026.

Notary's Signature

My Commission Expires: Date

Notary's Seal (if on paper)

