Karen Johnson Davidson County
Batch# 1482408 DEEDWARR
10/08/2026 10:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,672.40
20261008-0092461

Send tax bills to:
KADEN LEONARD MCSHEFFREY
2520 VAL MARIE DRIVE
MADISON, TN 37115
Name and address of new owner:
KADEN LEONARD MCSHEFFREY
2520 VAL MARIE DRIVE
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. 636425

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

Map parcel number: 034-07-0B-016-00

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, **KADEN LEONARD MCSHEFFREY, SINGLE,** 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 1 day of OCTOBER, 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: Whitney Pham
Title: Authorized Signatory

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, Jonathan Sellers, a Notary Public in and for said County and State, Whitney Pham, 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 1 day of OCTOBER, 20 26.

_____
Notary Public

Printed Name: Jonathan Sellers

My Commission Expires: 3/10/2030

OFFICIAL SEAL
JONATHAN SELLERS
NOTARY PUBLIC-GEORGIA
BARROW COUNTY
My Comm. Expires March 10, 2030

EXHIBIT "A"
Legal Description

Situated in the city of Madison, county of Davidson and state of Tennessee:

Land in Davidson county, Tennessee, being lot number 16 on the plan of cluster-lot subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the plan of Harbor Village phase iv, revision I, as filed in the register's office of Davidson county, Tennessee as instrument number 20030723-0102986, of record as instrument number 20071221-0146647 and 20080117-0005451, register's office of Davidson county, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the master deed and bylaws for Enclave at Twin Hills Villas, a horizontal property regime (with private elements) being filed of record with the register of deed of Davidson county, Tennessee as instrument number 20080821-0086071 amended at instrument nos. 20151112-0115172 and 20151217-0127190. Among with this conveyance, the grantee steps into the position of the grantor as the declarant under the restrictions and by-laws of Enclave at Twin Hills subdivision.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust from Lindsay Jane Roe, a married woman in Warranty Deed dated July 6, 2026 and recorded July 7, 2026 in document 20260707-0061322.

TAX PARCEL ID/APN (For informational purposes only): 034-07-0B-016-00
MORE COMMONLY KNOWN AS: 2520 VAL MARIE DRIVE, 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 $ 452,000 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 1 day of OCTOBER , 20 26.

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:

2520 Val Marie Drive, Madison, TN 37115 (Davidson)

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 10/1/2026 (date of document).

C Palladino
Affiant Signature

10/1/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 1 day of OCTOBER, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

