Karen Johnson Davidson County
Batch# 1291440 DEEDWARR
06/27/2025 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $1,176.97
20250627-0050957

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD., SUITE 1000
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD., SUITE 1000
TEMPE, AZ 85288

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 587039

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

Map parcel number: 07511010500

WARRANTY DEED

This Deed executed this 25th day of June 2025, for good consideration of **Three Hundred Eighteen Thousand One Hundred and 00/100 Dollars ($318,100.00)**, I (We) **LONNIE L. GRAVES, WIDOW(ER)** whose mailing address is 7900 WOLF RIVER BLVD., APT. 311, GERMANTOWN, TN 38138, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1000, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Highlands of Tulip Grove Section 3 of record in Plat Book 4675, Page 140, 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 Lonnie L. Graves and Janie C. Graves, husband and wife by Warranty Deed from Delores S. Clydesdale, an unmarried woman of record in Instrument No. 20100309-0018003 Register's Office for Davidson County, Tennessee, dated March 05, 2010 and recorded on March 09, 2010. Said Janie C. Graves having deceased on or about August 2, 2011, vesting Lonnie L. Graves as surviving tenant.

APN: 07511010500
Property Address: 916 COINTREAU DRIVE, HERMITAGE, TN 37076
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 25th day of June, 20 25.

Lonnie L. Graves

LONNIE L. GRAVES

STATE OF Virginia)
) SS.
COUNTY OF Chesapeake)

On this 25th day of June, 20 25, before me personally appeared **LONNIE L. GRAVES** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

COMMONWEALTH OF VIRGINIA
N
ELECTRONIC NOTARY PUBLIC

Brenda Turner

REGISTRATION NUMBER
7920382
COMMISSION EXPIRES
October 31, 2025

Brenda Turner

Notary Public
My Commission Expires: 10/31/2025

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 318100.00 .

AFFIANT

Subscribed and sworn to before me, this 25th day of June, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 June 25, 2025 (date of document).

Affiant Signature

6/25/2025

Date

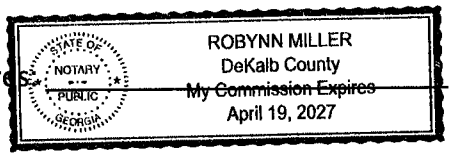
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25th day of June, 2025,

Notary's Signature

My Commission Expires



Notary's Seal (if on paper)