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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD, STE 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

Karen Johnson Davidson County
Batch# 1321935 DEEDWARR
09/15/2025 04:00:30 PM 5 pgs
Fees: $28.00 Taxes: $1,309.06
20250915-0073602

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 600, BUILDING 700
DULUTH, GA 30096
File No. 591372

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

Map parcel number: 175 06 0A 001.00

WARRANTY DEED

This Deed executed this 15th day of September 2025, for good consideration of **Three Hundred Fifty-Three Thousand Eight Hundred and 00/100 Dollars ($353,800.00)**, I (We) **KIROLOS HANNA AND SARA GERGES, HUSBAND AND WIFE** whose mailing address is 1204 TWIN VIEW DRIVE, MURFREESBORO, TN 37128, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD, STE 1000, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", of record in Plat at Instrument No. 20060824-0104545, 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 Kirolos Hanna and Sara Gerges, husband and wife by Warranty Deed from Anthony Nguyen, unmarried, Hung Nguyen and Laura T. Tran, husband and wife of record in Instrument No. 20150203-0010184 Register's Office for Davidson County, Tennessee, dated February 02, 2015 and recorded on February 03, 2015.

APN: 175 06 0A 001.00
Property Address: 5011 PRESERVE BOULEVARD, ANTIOCH, TN 37013
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 15th day of September, 20 25.

Kirolos Hanna
KIROLOS HANNA

Sara Gerges
SARA GERGES

STATE OF Virginia)
) SS.
COUNTY OF Prince William)

On this 15th day of September, 20 25, before me personally appeared **KIROLOS HANNA AND SARA GERGES** 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 · ELECTRONIC NOTARY PUBLIC ·

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Lucious Morris White Jr.
Notary Public
My Commission Expires: 09/30/2028

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

$ 353800.00 .

AFFIANT

Subscribed and sworn to before me, this 15th day of September, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC SEAL

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 9/15/2025 (date of document).

Affiant Signature

9/15/2025

Date

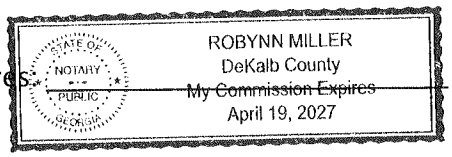
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 15th day of September, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)