Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85281

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# 1337119 DEEDWARR
10/22/2025 10:00:30 AM 5 pgs
Fees: $28.00 Taxes: $1,177.34
20251022-0084059

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 596547

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

Map parcel number: 02607014600

WARRANTY DEED

This Deed executed this 21st day of October 20 25, for good consideration of **Three Hundred Eighteen Thousand Two Hundred and 00/100 Dollars ($318,200.00)**, I (We) **SUSAN K. MCKINNESS WISEMAN, SINGLE** whose mailing address is 3139 AIDAN LANE, GOODLETTSVILLE, TN 37072, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

Situated in Davidson County, Tennessee, being Lot No. 224 on the Plan of Windsor Green, Phase II, Section One, of record in Plat Book 6250, page 989, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mildred C. McKiness by Warranty Deed from Michael K. Hammond and wife, Susan P. Hammond of record in Instrument No. 20001019-0103688 Register's Office for Davidson County, Tennessee, dated October 17, 2000 and recorded on October 19, 2000.

Said Mildred C. McKiness aka Mildred C. McKinness aka Mildred Canter McKinness having deceased on or about March 24, 2008. Probate of record in Will Book 2008, Page 935, Probate Court for Davidson County, Tennessee, with Quentin Russell and Susan K. McKinness Wiseman being the only heirs at law of Mildred C. McKinness.

Being the same property conveyed to Susan K. McKinness Wiseman by Administrator's Deed from Quentin Russell, Administrator of the Estate of Mildred C. McKinness of record in Instrument No. 20090203-0009138 Register's Office for Davidson County, Tennessee, dated February 03, 2009 and recorded on February 03, 2009.

APN: 02607014600
Property Address: 114 DOVER COURT, GOODLETTSVILLE, TN 37072
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 21st day of October, 20 25.

Susan K. McKinness Wiseman

SUSAN K. MCKINNESS WISEMAN

STATE OF Texas)
) SS.
COUNTY OF Denton)

On this 21st day of October, 20 25, before me personally appeared **SUSAN K. MCKINNESS WISEMAN** 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)

NOTARY PUBLIC STATE OF TEXAS

Lisa Anne Contreras

ID NUMBER
133304663
COMMISSION EXPIRES
August 31, 2029

Lisa Anne Contreras

Notary Public
My Commission Expires: 08/31/2029

Electronically signed and notarized online using the Proof platform.

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 $ 318,200.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown
Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 21st day of October , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 114 Dover Court, Goodlettsville, TN 37072

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 October 21, 2025 (date of document).

Affiant Signature

October 21, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21st day of October, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027