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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 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# 1338707 DEEDWARR
10/27/2025 11:36:30 AM 4 pgs
Fees: $23.00 Taxes: $805.49
20251027-0085199

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 597550

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

Map parcel number: 164-06-0B-097-00-CO

WARRANTY DEED

This Deed executed this 23 day of October 2025, for good consideration of Two Hundred Seventeen Thousand Seven Hundred and 00/100 Dollars ($217,700.00), I (We) **M. TYLER SAUNDERS, MARRIED, HEREIN JOINED BY SPOUSE, BRITTANY ELAINE SAUNDERS** whose mailing address is 7143 CEDAR CREST CT., FAIRVIEW, TN 37062, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST, STE 115, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 140 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment recorded in Instrument No. 20070717-0084884 and Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to M. Tyler Saunders by Warranty Deed from Cheryl Gullion, married of record in Instrument No. 20180620-0059406 Register's Office for Davidson County, Tennessee, dated June 15, 2018 and recorded on June 20, 2018.

APN: 164-06-0B-097-00-CO
Property Address: 502 BRADBURN VILLAGE CIRCLE, 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.

WITNESS the hands and seal of said Grantors this 23 day of October, 20 25.

M. TYLER SAUNDERS

BRITTANY ELAINE SAUNDERS

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 23 day of October, 20 25, before me personally appeared **M. TYLER SAUNDERS AND BRITTANY ELAINE SAUNDERS** 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)

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 6, 2029

Notary Public
My Commission Expires: 03/04/2029

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 $ 217,700.00 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 23rd 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: 502 Bradburn Village Circle, Antioch, TN 37013

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 23, 2025 (date of document).

Affiant Signature

October 23, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 23rd day of October, 2025,

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