Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
OD-25-5152

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2025

Notary Public

Commission Expires: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

Address of New Owner	Send Tax Bills To:	Map & Parcel
Hannah Bomholt and Ross W. Bomholt 6112 Gardendale Drive Nashville, TN 37215	Regions Bank dba Regions Mtg. 2050 Pkwy Office Cir. Hoover, AL 35244	158-03-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hannah Bomholt and Ross W. Bomholt, Trustees of Bomholt 2025 Community Property Trust dated October 9, 2025

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of HILLSBORO PARK SECTION II of record in Plat Book 2331, Pages 61 and 62, 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 Opendoor Property Trust I, a Delaware statutory trust, by Warranty Deed from Kristin L. Idzikowski and Michael R. Peters, wife and husband, of record in Instrument No. 20241209-0095337, in the Register's Office of Davidson County, Tennessee, dated December 06, 2024 and recorded on December 09, 2024.

Being the same property conveyed to Kristin L. Idzikowski and Michael R. Peters, wife and husband, by Warranty Deed from Russell A. Zavitson and Debbie D. Zavitson, of record in Instrument No. 20130507-0046135, in theRegister's Office of Davidson County, Tennessee, dated May 06, 2013 and recorded on May 07, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

Karen Johnson Davidson County
Batch# 1341715 DEEDWARR
11/03/2025 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20251103-0087537

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6112 Gardendale Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of October, 2025.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Brianna Bourne
Name: Brianna Bourne
Title: Authorized Signatory

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brianna Bourne **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.**

Witness my hand and official seal this 28th **day of** October, **20** 25.

Notary Public at Large
My commission expires: June 24th 2029

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

True Copy Certification

I, **Tonya Cherry,** 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 this the 28 day of October, 2025.

Affiant Signature
Date 10/31/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

202511030087537