Karen Johnson Davidson County
Batch# 1353086 DEEDWARR
12/03/2025 10:03:30 AM 5 pgs
Fees: $28.00 Taxes: $2,109.37
20251203-0095769

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:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 599140

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

Map parcel number: 085-04-0A-336-00

WARRANTY DEED

This Deed executed this 26th day of November 2025, for good consideration of **Five Hundred Seventy Thousand One Hundred and 00/100 Dollars ($570,100.00)**, I (We) **MICHAEL MCDONALD, MARRIED, HEREIN JOINED BY SPOUSE, JOSHUA CLAYTON** whose mailing address is 1892 MONITORING PEAK ST., CARSON CITY, NV 89701, 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:

Land in Davidson County, Tennessee, being Lot No. 336 on the Plan of Final Plat of the Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of record in Instrument No. 20160803-0080220, 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 Michael McDonald and Joshua Clayton, a married couple by Warranty Deed from Meritage Homes of Tennessee, Inc, an Arizona corporation of record in Instrument No. 20170821-0085742 Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 21, 2017.

Being the same property conveyed to Michael McDonald, a single man by Quit Claim Deed from Joshua Clayton of record in Instrument No. 20211110-0150160 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 10, 2021.

APN: 085-04-0A-336-00

Property Address: 5344 HIGHLAND PLACE WAY, 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 26th day of November, 20 25.

Michael McDonald
MICHAEL MCDONALD

Joshua Clayton
JOSHUA CLAYTON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 26th day of November, 20 25, before me personally appeared **MICHAEL MCDONALD AND JOSHUA CLAYTON** 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)

Loretta L. Peters
Notary Public Loretta L. Peters
My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 570,100.00 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 26th day of November , 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: 5344 Highland Place Way, Hermitage, TN 37076

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 11/26/2025 (date of document).

Affiant Signature

11/26/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 26th day of November, 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