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

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

This instrument prepared by:
LINDSAY SCHENK TN Bar No. 029510
o/b/o BC LAW FIRM, P.A.
1513 LINCOLN ST.
HOOD RIVER, OR 97031

Karen Johnson Davidson County
Batch# 1366203 DEEDWARR
01/06/2026 12:48:30 PM 6 pgs
Fees: $33.00 Taxes: $1,016.39
20260106-0001008

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 602200

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

Map parcel number: 162-07-0-028-00

WARRANTY DEED

This Deed executed this 05 day of January 20 26. For good consideration of **Two Hundred Seventy-Four Thousand Seven Hundred and 00/100 Dollars ($274,700.00).** I (We) **MILTON J. DETILLIER AND MAE T. DETILLIER, HUSBAND AND WIFE** whose mailing address is 106 COUNTRYSIDE DRIVE, BOWLING GREEN, KY 42101, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same property conveyed to MILTON J. DETILLIER AND MAE T. DETILLIER, HUSBAND AND WIFE from MOHAMMAD ANWAR AND MARIJHAN ANWAR, HUSBAND AND WIFE by Warranty Deed dated 05/07/2020 and recorded on 05/08/2020, as Instrument No., 20200508-0048132, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 162-07-0-028-00
Property Address: 90 TUSCULUM ROAD, 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 ε 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 05 day of January, 2026.

Milton J. Detillier
MILTON J. DETILLIER

Mae T. Detillier
MAE T. DETILLIER

STATE OF Tennessee)
) SS.
COUNTY OF Williamson)

On this 05 day of January, 2026, before me personally appeared **MILTON J. DETILLIER AND MAE T. DETILLIER** 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)

LAURA MACHADO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Laura Machado
Notary Public
My Commission Expires: 01-24-2028

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Antioch Park, Section 1 of record in Plat Book 3600, Page 96, 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 Milton J. Detillier and Mae T. Detillier, husband and wife by Warranty Deed from Mohammad Anwar and Marijhan Anwar, husband and wife of record in Instrument No. 20200508-0048132 Register's Office for Davidson County, Tennessee, dated May 07, 2020 and recorded on May 08, 2020.

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 $ **274,700.00** 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 **5th** day of **January** , 20 **26** .

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: **90 Tusculum Road, 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 1/05/2026 (date of document).

Affiant Signature

1/05/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 5th day of January, 20 26,

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