Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 115
TEMPE, AZ 85288

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# 1366220 DEEDWARR
01/06/2026 12:59:30 PM 5 pgs
Fees: $28.00 Taxes: $1,262.81
20260106-0001029

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 603234

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

Map parcel number: 03315001700

WARRANTY DEED

This Deed executed this 5 day of January 2026 SI, for good consideration of **Three Hundred Forty-One Thousand Three Hundred and 00/100 Dollars ($341,300.00)**, I (We) **ANITA L. MABRY, SURVIVING SPOUSE OF JAMES L. MABRY, DECEASED** whose mailing address is 1015 NEWMAN TRAIL, HENDERSONVILLE, TN 37075, 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 85288 the following described land in DAVIDSON County, Tennessee, to wit:

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

Being the same premises conveyed to JAMES L. MABRY AND ANITA L. MABRY, by Deed dated 07/20/1960 and recorded on 07/20/1960, in Book 96, Page 326, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 03315001700
Property Address: 823 APPLE VALLEY ROAD, MADISON, TN 37115
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 Grantor this 5 day of January, 20 26 ~~25~~ SI

Anita L. Mabry by her attorney in fact Genita Anne Baggott

ANITA L. MABRY

STATE OF TN)
) SS.
COUNTY OF Hendersonville)

On this 5 day of January, 20 26 ~~25~~ SI, before me personally appeared Genita Anne Baggott Attorney in fact for **ANITA L. MABRY** 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)

Susie J Ingram
Notary Public
My Commission Expires: 11/2/2026

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. No 189 on the Plan of Primrose Acres, Sec. 2, of record in Book 2900, page 43, Register's Office for said County.

Said Lot No. 189 fronts 124 feet on the northerly side of Apple Valley Road and extends back 389.1 feet on the easterly line and 400.2 feet on the westerly line to a dead line measuring 94 feet thereon.

Being the same property conveyed to James L. Mabry and wife, Anita L. Mabry by Warranty deed from Gaines & Gregory Construction Company, Inc. of record in Book 3100, page 517, Register's Office for Davidson County, Tennessee, dated 7/20/1960 and recorded on 7/20/1960.

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 $ **341,300.00** 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: **823 Apple Valley Road, Madison, TN 37115**

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