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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

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# 1366857 DEEDWARR
01/07/2026 11:47:30 AM 5 pgs
Fees: $28.00 Taxes: $1,191.91
20260107-0001398

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 603404

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

Map parcel number: 044-05-0I-001.00-CO

WARRANTY DEED

This Deed executed this 7th day of January 20 26, for good consideration of **Three Hundred Twenty-Two Thousand One Hundred Thirty-Seven and 35/100 Dollars ($322,137.35)**, I (We) **WILLIAM PERRY WALLACE LAMB, AN UNMARRIED MAN,** whose mailing address is 6820 SCARLET RIDGE DRIVE, BRENTWOOD, TN 37027, 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 85288, the following described land in DAVIDSON County, to wit:

Land situated in Davidson County, Tennessee, State of Tennessee, Described as Follows, To-Wit:

Unit A as established by the Master Deed for 302 Ensley Avenue ("Master Deed"), a horizontal property regime, of record in Instrument No. 201912230131817 Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property

Being the same property conveyed to William Perry Wallace Lamb, an unmarried man by Warranty Deed from J Core Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20210518-0066994 Register's Office for Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.

APN: 044-05-0I-001.00-CO
Property Address: 302 A ENSLEY AVENUE, OLD HICKORY, TN 37138

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 7th day of January, 2026.

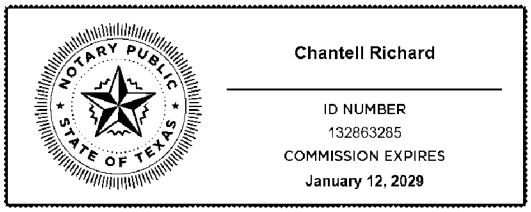
William Perry Wallace Lamb

WILLIAM PERRY WALLACE LAMB

STATE OF Texas)
) SS.
COUNTY OF Fort Bend)

On this 7th day of January, 20 26, before me personally appeared **WILLIAM PERRY WALLACE LAMB,** 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)



Notary Public
My Commission Expires: 01/12/2029

Electronically signed and notarized online using the Proof platform.

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 $ 322,137.35 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 7th 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: 302 A Ensley Avenue, Old Hickory, TN 37138

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 1/07/2026 (date of document).

Affiant Signature

1/07/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 7th 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