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 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# 1369640 DEEDWARR
01/14/2026 11:36:30 AM 5 pgs
Fees: $28.00 Taxes: $1,332.74
20260114-0003393

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 604147

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

Map parcel number: 07508019400

WARRANTY DEED

This Deed executed this 9th day of January 20 26, for good consideration of **Three Hundred Sixty Thousand Two Hundred and 00/100 Dollars ($360,200.00)**, I (We) **JOSEPH KELLY BURNS , MARRIED, HEREIN JOINED BY SPOUSE, LAUREN BURNS** whose mailing address is 2034 SUMMIT DRIVE, PASO ROBLES, CA 93446, 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, to wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Joseph Kelly Burns, a single man by Warranty Deed from FML Properties General Partnership, a Tennessee General Partnership of record in Instrument No. 20200611-0059764 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 11, 2020.

APN: 07508019400
Property Address: 805 LUXEMBURG DRIVE, 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 9th day of January, 2026.

Joseph Kelly Burns
JOSEPH KELLY BURNS

Lauren Burns
LAUREN BURNS

STATE OF Virginia)
) SS.
COUNTY OF City of Alexandria)

On this 9th day of January, 20 26, before me personally appeared **JOSEPH KELLY BURNS AND LAUREN BURNS** 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)

Mohamud Aden 7898118
Notary Public
My Commission Expires: 03/31/2026

Electronic Notary Public

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC • N

Mohamud Aden

REGISTRATION NUMBER
7898118
COMMISSION EXPIRES
March 31, 2026

Notarized remotely online using communication technology via Proof.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 360200.00 .

AFFIANT

Subscribed and sworn to before me, this 9th day of January, ~~2025~~ 2026

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC SEAL

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

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 1/9/2026 (date of document).

Affiant Signature

1/9/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 9th day of January, 2025 2026

Notary's Signature

My Commission Expires: ROBYNN MILLER DeKalb County My Commission Expires April 19, 2027

Notary's Seal (if on paper)