Karen Johnson Davidson County
Batch# 1384154 DEEDWARR
02/23/2026 01:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,446.70
20260223-0014253

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

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 606577

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

Map parcel number: 09801005800

WARRANTY DEED

This Deed executed this 20 day of February 2026, for good consideration of **Three Hundred Ninety-One Thousand and 00/100 Dollars ($391,000.00)**, I (We) **AARON N. INSCORE AND MIRANDA INSCORE, HUSBAND AND WIFE** whose mailing address is 1720 Brentwood Terrace, Nashville, TN 37211, 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. 14 on the Plan of Roxborough Subdivision as of record in Book 5200, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 14 fronts 78 feet on the northwesterly margin of Roxborough Drive and extends back 605.98 feet on the northeasterly line and 754.35 feet on the southwesterly line, which is a broken line to a dead line in the rear measuring 157 feet thereon.

Being the same property conveyed to Aaron N. Inscore and Miranda Inscore, husband and wife by Warranty Deed from Clayton Mark Hodges, an unmarried man and Ethan Hodges, an unmarried man of record in Instrument No. 20220211-0016101 Register's Office for Davidson County, Tennessee, dated January 19, 2021 and recorded on February 11, 2022.

APN: 09801005800
Property Address: 5148 ROXBOROUGH 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 20 day of February, 20 26.

AARON N. INSCORE

MIRANDA INSCORE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 20 day of February, 20 26, before me personally appeared **AARON N. INSCORE AND MIRANDA INSCORE,** 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)

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 10-4-27

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

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

$ 391000.00 .

AFFIANT

Subscribed and sworn to before me, this 20th day of February 2026,

NOTARY PUBLIC
My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA
ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Property Address: 5148 Roxborough Drive, 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 2/20/2026 (date of document).

Affiant Signature

2/20/2026

Date

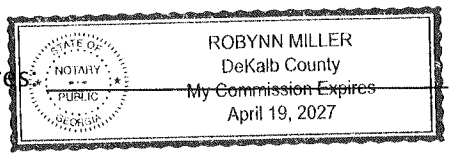
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 20th day of February **2026**,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)