Karen Johnson Davidson County
Batch# 1385967 DEEDWARR
02/26/2026 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260226-0015210

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-178

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of February, 2026

Notary Public

Commission Expires: 12/19/28

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mable Ellen Overton 741 Tulip Grove Road #603 Hermitage, TN 37076	Regions Bank 2050 Parkway Office Cir. Birmingham, AL 35244	075-12-0C-034.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mable Ellen Overton, unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 603 in Building 6, on the plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument 200010100100359, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeremy Gaddes, an unmarried man by Warranty Deed from Michael Davis, married of record in Instrument No. 20140807-0071232, Register's Office for Davidson County, Tennessee, dated July 31, 2014 and recorded on August 07, 2014.

Being the same property conveyed to Opendoor Property Trust I, A Delaware Statutory Trust by Warranty Deed from Jeremy Gaddes, Married Person, herein joined by spouse, Shanda Gaddes of record in Instrument No. 20251230-0103764, Register's Office for Davidson County, Tennessee, dated December 23, 2025 and recorded on December 30, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 741 Tulip Grove Road #603, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of February, 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Brianna Bourne

Name: Brianna Bourne
Title: Authorized Signatory

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brianna Bourne, **with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.**

Witness my hand and official seal this 17th **day of** February **2026.**

Notary Public at Large
My commission expires: June 24th 2029

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 Februarv 17. 2026

Affiant Signature

25th day of February, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

