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

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 606857

Karen Johnson Davidson County
Batch# 1386578 DEEDWARR
02/27/2026 01:56:30 PM 4 pgs
Fees: $23.00 Taxes: $1,339.40
20260227-0015750

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

Map parcel number: 05908019000

WARRANTY DEED

This Deed executed this 26th day of February 20 26, for good consideration of **Three Hundred Sixty-Two Thousand and 00/100 Dollars ($362,000.00)**, I (We) **ROBIN DANIELS, UNMARRIED,** whose mailing address is 6909 JACKRABBIT WAY, PAMDALE , CA 92553, 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, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase Two Claymille Station of record in Plat Book 6900, Page 626, 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 Robin Daniels, an unmarried woman by Warranty Deed from Corlos L. Griffith, unmarried of record in Instrument No. 20161027-0113499 Register's Office for Davidson County, Tennessee, dated October 25, 2016 and recorded on October 27, 2016.

APN: 05908019000
Property Address: 2976 CLAYMILLE BOULEVARD, NASHVILLE, TN 37207

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 26th day of February, 20 26.

Robin Daniels

ROBIN DANIELS

STATE OF Florida)
) SS.
COUNTY OF Orange)

On this 26th day of February, 2026, before me personally appeared **ROBIN DANIELS** 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)

NANCY M METALLO
Notary Public - State of Florida
Commission # HH 499102
Expires on May 21, 2028

Nancy M Metallo

Notary Public
My Commission Expires: 05/21/2028

Produced Identification: DRIVER LICENSE

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

$ 362000.00 .

AFFIANT

Subscribed and sworn to before me, this 26th day of February, ~~2025~~ 2026

NOTARY PUBLIC
My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA
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 2/26/2026 (date of document).

Affiant Signature

2/26/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 26th day of February, 2026

Notary's Signature

My Commission Expires:

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Notary's Seal (if on paper)

202602270015750