Karen Johnson Davidson County
Batch# 1387933 DEEDWARR
03/04/2026 09:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,073.00
20260304-0017108

Send tax bills to:
KIMBERLY SANDER
7513 WEST WINCHESTER DRIVE
ANTIOCH, TN 37013
Name and address of new owner:
KIMBERLY SANDERS
7513 WEST WINCHESTER DRIVE
ANTIOCH, TN 37013

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. 608037

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 151100A04000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said, **KIMBERLY SANDERS, UNMARRIED,** the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 25th day of February, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Sarah Scotia
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Sarah Scotia, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25 day of February, 20 26.

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-2029

EXHIBIT "A"

Legal Description

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase 1 Villages of Long Hunter P.U.D Final Subdivision Plat of record in Plat at Instrument No. 20010123-0006894, 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 Casey B. Krebs, unmarried by Warranty Deed from James Andrew Dixon, Lynne Renne Dixon-Speller and Gardner Lewis Dixon, sole heirs at law of Sheila Ramsey of record in Instrument No. 20170828-0087986 Register's Office for Davidson County, Tennessee, dated August 25, 2017 and recorded on August 28, 2017.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Casey B. Krebs, unmarried of record in Instrument No. 20250805-0062151 Register's Office for Davidson County, Tennessee, dated August 01, 2025 and recorded on August 05, 2025.

TAX PARCEL ID/APN (For informational purposes only): 151100A04000CO
MORE COMMONLY KNOWN AS: 7513 WEST WINCHESTER DRIVE, ANTIOCH, TN 37013

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

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

$ 290000.00 .

AFFIANT

Subscribed and sworn to before me, this 25th 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 2/25/2026 (date of document).

Affiant Signature

2/25/2026

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25th day of February, 2025 2026

Notary's Signature

My Commission Expires:

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

Notary's Seal (if on paper)