Karen Johnson Davidson County
Batch# 1388183 DEEDWARR
03/04/2026 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,293.52
20260304-0017437

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. 609132

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

Map parcel number: 07111049100

WARRANTY DEED

This Deed executed this 3rd day of March 20 26, for good consideration of Three Hundred Forty-Nine Thousand Six Hundred and 00/100 Dollars **($349,600.00)**, I (We) **HSJ HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** whose mailing address is 1188 SAFETY HARBOR COVE, OLD HICKORY, TN 37138, 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. 2 on the Plan of Final Plat of Luton Meridian Subdivision of record in Plat at Instrument No. 20021111-0138984, 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 HSJ Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Chad Hailim Naylor, a married man of record in Instrument No. 20220809-0090515 Register's Office for Davidson County, Tennessee, dated August 03, 2022 and recorded on August 09, 2022.

APN: 07111049100
Property Address: 1513 LUTON STREET, 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 our hand this 3rd day of March, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HSJ HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Shivan Gordhan

Name: Shivan Gordhan

Title: Managing Member

STATE OF Nevada)
COUNTY OF Clark)

The foregoing instrument was acknowledged before me this 3rd day of March, 20 26, by Shivan Gordhan, who is personally known to me (or satisfactorily proven) to be the Managing Member of **HSJ HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Brion Lawlor
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 25-9552-01
Expires January 25, 2029

Notary Public
My Commission Expires: 01/25/2029

Notarized remotely using audio-video communication technology via Proof.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 349,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

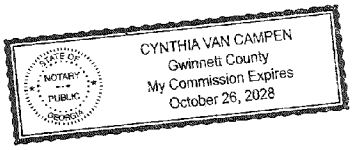
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 3rd day of March , 2026.

NOTARY PUBLIC
My Commission Expires:



Property address:

1513 Luton Street, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 03/03/2026 (date of document).

Cynthia Brown
Affiant Signature

03/03/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 3rd day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

