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:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Karen Johnson Davidson County
Batch# 1390606 DEEDWARR
03/10/2026 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,262.44
20260310-0018828

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 607433

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

Map parcel number: 07508017600

WARRANTY DEED

This Deed executed this 3 day of March 2026, for good consideration of **Three Hundred Forty-One Thousand Two Hundred and 00/100 Dollars ($341,200.00)**, I (We) **SHANA RENEE CAREL (WIDOW), AS THE SOLE HEIR-AT-LAW OF ANDREW JORDAN CAREL, DECEASED** whose mailing address is 5181 ROXBOROUGH DR, HERMITAGE, TN 37076, 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, to wit:

Land in Davidson County, Tennessee, being Lot No. 514 on the Plan of Plan of Section Nine, Tulip Grove of record in Plat Book 4675, Page 135, 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 Andrew J. Carel by Warranty Deed from Anne M. Kent, widow, of record in Instrument Number 20140603-0047853, Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 3, 2014.

The said Andrew J. Carel passed away on or about December 19, 2022. See Affidavit of Heirship of record in Instrument Number 20250812-0064072, Register's Office for Davidson County, Tennessee.

APN: 07508017600
Property Address: 680 ATLANTA 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 3 day of March, 20 26.

Shana Carel sole heir
SHANA RENEE CAREL, AS SOLE HEIR

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 3rd day of March, 20 26, before me personally appeared **SHANA RENEE CAREL, AS SOLE HEIR** 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)

Tanya Stafford
Notary Public
My Commission Expires: 1-5-2028

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 $ 341,200.00 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 , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address:

680 Atlanta Drive, Hermitage, TN 37076

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: 10/26/28

NOTARY'S SEAL

