Karen Johnson Davidson County
Batch# 1391680 DEEDWARR
03/12/2026 09:17:30 AM 6 pgs
Fees: $33.00 Taxes: $1,711.62
20260312-0019632

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

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 609721

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

Map parcel number: 072-06-0-164-00

WARRANTY DEED

This Deed executed this 4th day of March 20 26, for good consideration of **Four Hundred Sixty-Two Thousand Six Hundred and 00/100 Dollars ($462,600.00)**, I (We) **BRANDON A. CRAIG, MARRIED** whose mailing address is 1718 LONDON AVE., MURFEESBORO, TN 37216, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 072-06-0-164-00
Property Address: 1067 ZOPHI STREET, NASHVILLE, TN 37216
This instrument was prepared without the benefit of a title examination.

Being the same property conveyed to Brandon A. Craig, Unmarried by Warranty Deed from Cody Blackwell, Unmarried of record in Instrument No. 20141003-0092013 Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 03, 2014.

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 4th day of March, 20 26.

BRANDON A. CRAIG

STATE OF Texas)
) SS.
COUNTY OF Brazoria)

On this 4th day of March, 20 26, before me personally appeared **BRANDON A. CRAIG** 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)

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Marie Ward

Notary Public
My Commission Expires: 10/24/2027

Electronically signed and notarized online using the Proof platform.

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 48 on the Revised and Corrected Map of Subdivision of Casper Zophi Place, of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 48 fronts 50 feet on the Northerly side of Zophi Street and runs back 139.7 feet on the Westerly line to the Southerly margin of Thomas Street, measuring 50 feet thereon.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

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

$ 462600.00 .

AFFIANT

Subscribed and sworn to before me, this 4th day of March, ~~2025~~ 2026

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC SEAL

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 3/4/2026 (date of document).

Affiant Signature

3/4/2026

Date

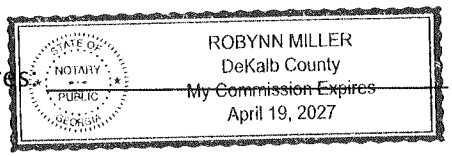
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 4th day of March, 2025 2026

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)