Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 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

Karen Johnson Davidson County
Batch# 1393836 DEEDWARR
03/17/2026 09:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,271.69
20260317-0021087

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 609578

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

Map parcel number: 136-09-0-044-00

WARRANTY DEED

This Deed executed this 8th day of March 20 26, for good consideration of Three Hundred Forty-Three Thousand Seven Hundred and 00/100 Dollars ($343,700.00), I (We) **JOE W. LUTTMAN JR., SINGLE,** whose mailing address is 1608 MAPLE TIMBER COURT, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** whose mailing address is 1295 W. WASHINGTON ST, STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 15, on the Plan of SECTION ONE, BAYVIEW, as shown by plat appearing of record in Plat Book 9700, Page 330, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same premises conveyed to JOE W. LUTTMAN JR., SINGLE from JOHN W. KNAPEK by Deed dated 04/26/2013, and recorded on 05/01/2013 as Instrument No., 20130501-0043695, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 136-09-0-044-00
Property Address: 2416 BAYVIEW DRIVE, NASHVILLE, TN 37217
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 8th day of March, 20 26.

Joe W. Luttman Jr.

JOE W. LUTTMAN JR.

STATE OF Florida)
) SS.
COUNTY OF Lee)

On this 8th day of March, 20 26, before me personally appeared **JOE W. LUTTMAN JR.** 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)

RIK S MCCOY
Notary Public - State of Florida
Commission # HH 694449
Expires on July 22, 2029

Notary Public Rik S McCoy
My Commission Expires: 07/22/2029

ID Produced: Driver License

Notarized remotely online using 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 $ 343,700 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

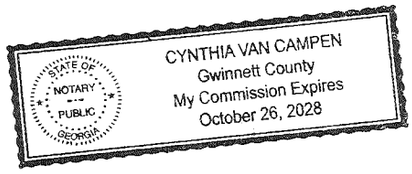
STATE OF GEORGIA

COUNTY OF GWINNETT

Sworn to before me, this 8TH day of MARCH , 2026 .

NOTARY PUBLIC

My Commission Expires:



Property address:

2416 BAYVIEW DRIVE
NASHVILLE, TN 37217

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 MARCH 8, 2026 (date of document).

Cynthia Brown
Affiant Signature

MARCH 8, 2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8TH day of MARCH, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

