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. 610894

Karen Johnson Davidson County
Batch# 1394036 DEEDWARR
03/17/2026 03:36:30 PM 4 pgs
Fees: $23.00 Taxes: $782.55
20260317-0021367

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

Map parcel number: 086-14-0A-211-00

WARRANTY DEED

This Deed executed this 13th day of March 2026, for good consideration of Two Hundred Eleven Thousand Five Hundred and 00/100 Dollars ($211,500.00), I (We) **HANNAH RUTH TAYLOR FORMERLY KNOWN AS HANNAH RUTH WOODARD, A MARRIED WOMAN, JOINED BY JOHN RICHARD TAYLOR, III, HER HUSBAND,** whose mailing address is 267 MEANDERING DR., LEBANON, TN 37090, 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 Unit No.211 on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, 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 Hannah Ruth Woodard, an unmarried woman by Warranty Deed from Rebecca Searfoss, married of record in Instrument No. 20170725-0075167 Register's Office for Davidson County, Tennessee, dated July 21, 2017 and recorded on July 25, 2017.

APN: 086-14-0A-211-00
Property Address: 211 THISTLE LANE, 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.

WITNESS the hands and seal of said Grantors this 13th day of March, 2026.

HANNAH RUTH TAYLOR F/K/A HANNAH RUTH WOODARD

JOHN RICHARD TAYLOR, III

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 13th day of March, 2026, before me personally appeared **HANNAH RUTH TAYLOR F/K/A HANNAH RUTH WOODARD AND JOHN RICHARD TAYLOR, III,** 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)

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 $ 211,500.00 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 13th 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: 211 Thistle Lane, 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 3/13/2026 (date of document).

Cynthia Brown
Affiant Signature

3/13/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

