Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-866

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2026

Notary Public

Commission Expires:

JOHN W BISHOP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-10-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brendan Orchard 805 Luxemburg Drive Hermitage, TN 37076	Primis Mortgage Company 5535 Currituck Drive, Suite 120 Wilmington, NC 28403	075-08-0-194.00

Karen Johnson Davidson County
Batch# 1401383 DEEDWARR
04/02/2026 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260402-0026606

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brendan Orchard, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section 3, Highlands of Tulip Grove of record in Plat Book 4675, Page 140, 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 Joseph Kelly Burns, a single man by Warranty Deed from FML Properties General Partnership, a Tennessee general partnership of record in Instrument No. 20200611-0059764 Register's Office for Davidson County, Tennessee, dated June 01, 2020 and recorded on June 11, 2020.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Joseph Kelly Burns, married, herein Joined by spouse, Lauren Burns of record in Instrument No. 20260114-0003393 Register's Office for Davidson County, Tennessee, dated January 9, 2026 and recorded on January 14, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 805 Luxemburg Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kyle Ottney

Title: Authorized Signatory

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle Ottney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.**

Witness my hand and official seal this 31st **day of** March**, 2026.**

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

_____

Notary Public at Large
My commission expires: June 24th 2029

(Notary Seal)

True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of ~~April,~~ March 2026.

Affiant Signature

Date 4/1/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027