Karen Johnson Davidson County
Batch# 1404814 DEEDWARR
04/13/2026 01:26:30 PM 5 pgs
Fees: $28.00 Taxes: $1,247.27
20260413-0029915

**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. 613210

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

Map parcel number: 087-05-0A-162.00-C0

# WARRANTY DEED

This Deed executed this 10 day of April 2026, for good consideration of **Three Hundred Thirty-Seven Thousand One Hundred and 00/100 Dollars ($337,100.00)**, I (We) **ANITA ARMISTEAD WENN, A MARRIED WOMAN, JOINED BY DONALD GREEN, HER HUSBAND** whose mailing address is 1171 HEMLOCK DR., GATLINBURG, TN 37738, 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. 55 on the Plan of Final Plat Farmingham Woods Phase IV of Record in Plat Book 7900, Page 555, Register's Office of Said County, to Which Reference is Made for a More Complete Description.**

**Being the same property conveyed to Anita L. Armistead, unmarried by Warranty Deed from Phillips Builders, Inc. of record in Book 9285, Page 862, Register's Office for Davidson County, Tennessee, dated March 11, 1994 and recorded on March 22, 1994, that inadvertently described the Plat as Farmington Woods instead of Farmingham Woods.**

**Being the same property conveyed to Donald Wenn and Anita Wenn, husband and wife by Quitclaim Deed from Anita Wenn f/k/a Anita L. Armistead, unmarried, and Donald Wenn, spouse of the Grantee of record in Instrument No. 20040722-0087616 Register's Office for Davidson County, Tennessee, dated June 18, 2004 and recorded on July 22, 2004.**

**The said person Donald Wenn is deceased.**

**Being the same property conveyed to Anita Armistead Wenn, a widow by Quitclaim Deed from Anita Wenn, a widow and surviving spouse and tenant by the entirety of Donald Wenn of record in Instrument No. 20080417-0038961 Register's Office for Davidson County, Tennessee, dated April 02, 2008 and recorded on April 17, 2008.**

APN: 087-05-0A-162.00-C0
Property Address: 4046 FARMINGHAM WOODS 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 10 day of April, 20 26

**ANITA ARMISTEAD WENN** **DONALD GREEN**

STATE OF Tennessee )
) SS.
COUNTY OF Davidson )

On this 10th day of April, 20 26, before me personally appeared **ANITA ARMISTEAD WENN and DONALD GREEN,** 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 $ 337,100.00 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 10th day of April , 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: 4046 Farmingham Woods 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 4/10/2026 (date of document).

Cynthia Brown
Affiant Signature

4/10/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

