Karen Johnson Davidson County
Batch# 1405058 DEEDWARR
04/14/2026 10:16:30 AM 5 pgs
Fees: $28.00 Taxes: $2,752.06
20260414-0030237

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. 613309

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

Map parcel number: 16004018600

WARRANTY DEED

This Deed executed this 10th day of April 20 26, for good consideration of Seven Hundred Forty-Three Thousand Eight Hundred and 00/100 Dollars ($743,800.00), I (We) **CHRISTOPHER JOHN RACKARD, A MARRIED MAN, AND STEVEN MILES RACKARD, A SINGLE MAN, HEIRS AND BENEFICIARIES OF MARVIN W. RACKARD, DECEASED 06/08/2024,** whose mailing address is 6415 MCCOMMAS BLVD., DALLAS, TX 75214, 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 Lot No. 80 on the plan of Section 7, Brentview Hills of record in Book 4175, Page 89 and amended in Book 4528, Page 945, Registers Office for said county.

Said Lot No. 80 fronts 113.0 feet on the Southerly margin of Brentview Hills Drive and extends back 523.09 feet on the Easterly line and 525.74 feet on the Westerly line to a dead line in the rear, measuring 113.03 feet thereon.

Being the same property conveyed to Marvin W. Rackard and wife, Mary Jane Rackard by Warranty Deed from Norman Eugene Brymer and wife, Rosalind W. Brymer of record in Book 5465, Page 160, Register's Office for Davidson County, Tennessee, dated July 12, 1979 and recorded on July 13, 1979.

Marvin W. Rackard and Mary Jane Rackard are deceased; Mary Jane Rackard predeceased Marvin W. Rackard on 02/01/2022.

APN: 16004018600
Property Address: 519 BRENTVIEW HILLS DRIVE, NASHVILLE, TN 37220
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 10th day of April, 2026.

Christopher John Rackard

CHRISTOPHER JOHN RACKARD

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 10th day of April, 20 26, before me personally appeared **CHRISTOPHER JOHN RACKARD** 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.

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.

WITNESS the hands and seal of said Grantor this 10th day of April, 20 26.

Steven Miles Rackard

STEVEN MILES RACKARD

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 10th day of April, 20 26, before me personally appeared **STEVEN MILES RACKARD** 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.

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 $ 743800.00 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: 519 Brentview Hills Drive, Nashville, TN 37220

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: 10/26/28

NOTARY'S SEAL

