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

Karen Johnson Davidson County
Batch# 1410458 DEEDWARR
04/23/2026 01:14:30 PM 6 pgs
Fees: $33.00 Taxes: $889.94
20260423-0034275

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 615610

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

Map parcel number: 042110B04600CO

WARRANTY DEED

This Deed executed this 21 day of APRIL 2026, for good consideration of **Two Hundred Forty Thousand Five Hundred Twenty-Four and 00/100 Dollars ($240,524.00)**, I (We) **ROBERT L. SANTINI, SR. AND FRANCES M. SANTINI, HUSBAND AND WIFE** whose mailing address is 1022 HARNESS CIRCLE, GALLATIN, TN 37066, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Robert L. Santini Sr., And Frances M. Santini, by Deed dated 10/17/1985, and recorded on 10/18/1985 in Book 6686 Page 844, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 042110B04600CO
Property Address: 401 COLUMBUS TRACE COURT, MADISON, TN 37115
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 21 day of April, 20 26.

ROBERT L. SANTINI

FRANCES M. SANTINI

STATE OF TN)
) SS.
COUNTY OF Sumner)

On this 21 day of APRIL, 20 26, before me personally appeared **ROBERT L. SANTINI AND FRANCES M. SANTINI,** 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)

SUSIE J INGRAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2026

Notary Public
My Commission Expires: 11/2/2026

EXHIBIT A

For Information purposes only - Street Address: 401 Columbus Trace Court, Madison, TN 37115

County: Davidson

File Number: 615610

Tax Parcel ID/APN: 042110B04600CO

Being Apartment Unit No. 401 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383, and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, Register's Office for Davidson County, Tennessee, Unit as set forth said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominiums set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Robert L. Santini, Sr., and wife, Frances M. Santini by Warranty Deed from Cumberland Development Corporation of Mississippi, INC., Successor Trustee for Heritage Village, a Joint Venture of record in Book 6686, Page 844, Register's Office for Davidson County, Tennessee, dated October 17, 1985 and recorded on October 18, 1985.

BEING the same property conveyed to by Warranty Deed from of record in Deed in the Register's Office for Davidson County, Tennessee.

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 $ 240,524.00 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 21st 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:

401 Columbus Trace Court, Madison, TN 37115

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 04/21/2026 (date of document).

Cynthia Brown
Affiant Signature

04/21/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21st day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

