Send tax bills to:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W WASHINGTON ST., STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W WASHINGTON ST., STE 115
TEMPE, AZ 85288

Karen Johnson Davidson County
Batch# 1412267 DEEDWARR
04/28/2026 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $1,316.83
20260428-0037368

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. 616555

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

Map parcel number: 16206009100

WARRANTY DEED

This Deed executed this 27th day of April 2026, for good consideration of **Three Hundred Fifty-Five Thousand Nine Hundred and 00/100 Dollars ($355,900.00)**, I (We) **PEDRO S. GOMEZ, SINGLE** whose mailing address is 810 EAST DEPOT ST, SHELBYVILLE, TN 37160, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 1295 W WASHINGTON ST., STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of Fair Oaks Subdivision, as shown of record in Book 4175, Page 42 and 43, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Tract 2:

Land in Davidson County, Tennessee, being a portion of Lot No. 20 on the plan of Fair Oaks Subdivision, as shown of record in Book 4127, Page 42 and 43, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Southerly right of way of Sterry Court, said point being in the Northwesterly comer of Lot No. 21 of Fair Oaks Subdivision as shown of record in Book 4175, page 42, said Register's Office, at a corner common with the Northwesterly corner of Lot 20 of said subdivision (now or formerly owned by Harold G. Briggs et ux, as of record in Book 8228, page 486, said Register's Office); thence, leaving the said Sterry County right- of- way with the line

between Lots 20 and 21, South 39 degrees 03 minutes 02 seconds West, 118.42 feet to a point, said point being the rear common corner of said lots 20 and 21; thence, severing and crossing Lot 20, North 33 degrees 16 minutes 37 seconds East, 119.26 feet to a point in the Southerly right- of- way of Sterry Court; thence, with the Southerly right of way of Sterry Court with a curve to the left having an arc distance of 12.00 feet, said curve having a radius of 450.86 feet, a chord direction of South 49 degrees 49 minutes 51 seconds East and a chord length of 12.00 feet, to the point of beginning, containing 710.04 square feet or 0.02 acres, more or less.

Being the same property conveyed to Pedro S. Gomez, a single man by Warranty Deed from Fabiola Edwards, a married woman of record in Instrument No. 20210127-0012135 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on January 27, 2021.

APN: 16206009100
Property Address: 221 STERRY COURT, ANTIOCH, TN 37013
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 27th day of April, 2026.

Pedro S. Gomez

PEDRO S. GOMEZ

STATE OF Virginia)
) SS.
COUNTY OF Dinwiddie)

On this 27th day of April, 2026, before me personally appeared **PEDRO S. GOMEZ** 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)

Yaminah Lynette Knight

Yaminah Lynette Knight 7815930

Notary Public Electronic Notary Public
My Commission Expires: 03/31/2027

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Yaminah Lynette Knight

REGISTRATION NUMBER
7815930
COMMISSION EXPIRES
March 31, 2027

Notarized remotely online using 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 $ 355,900.00 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 27th 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: 221 Sterry Court, Antioch, TN 37013

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 4/27/26 (date of document).

Cynthia Brown
Affiant Signature

4/27/26
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

