Karen Johnson Davidson County
Batch# 1413131 DEEDWARR
04/29/2026 11:15:30 AM 5 pgs
Fees: $28.00 Taxes: $1,848.89
20260429-0037864

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. 612249

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

Map parcel number: 155-08-0E-026-00

WARRANTY DEED

This Deed executed this 27th day of April 20 26, for good consideration of **Four Hundred Ninety-Nine Thousand Seven Hundred and 00/100 Dollars ($499,700.00)**, I (We) **SCOTT A. RICE AND WIFE, TANYA D. RICE** whose mailing address is 7201 CEDARCREST LANE, NASHVILLE, TN 37221, 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

APN: 155-08-0E-026-00
Property Address: 1200 ROCKEFORD DRIVE, NASHVILLE, TN 37221
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 Grantors this 27th day of April, 20 26.

Scott A Rice
SCOTT A. RICE

Tanya D Rice
TANYA D. RICE

STATE OF Florida)
) SS.
COUNTY OF Lee)

On this 27th day of April, 20 26, before me personally appeared **SCOTT A. RICE AND TANYA D. RICE** 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)

YAINARA VILLALON
Notary Public - State of Florida
Commission # HH613346
Expires on November 17, 2028

Yainara Villalon
Notary Public
My Commission Expires: 11/17/2028

Notarized remotely online using communication technology via Proof.

Notarized remotely online using communication technology via Proof.

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of the Resubdivision of Bellevue Highlands, Phase 1, a Planned Unit Development, of record in the Register's Office for Davidson County, Tennessee, as Instrument No. 200102020010398, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Scott A. Rice and wife Tanya D. Rice by Warranty Deed from The Jones Company Custom Homes Of Tennessee, INC., a Tennessee corporation of record in Instrument No. 20010731-0080858 Register's Office for Davidson County, Tennessee, dated July 23, 2001 and recorded on July 31, 2001.

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 $ 499700.00 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: 1200 Rockeford Drive, Nashville, TN 37221

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

