Karen Johnson Davidson County
Batch# 1415758 DEEDWARR
05/05/2026 01:16:30 PM 5 pgs
Fees: $28.00 Taxes: $1,104.45
20260505-0040474

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

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. 607374

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

Map parcel number: 052080A30800CO

WARRANTY DEED

This Deed executed this 1st day of May 20 26, for good consideration of **Two Hundred Ninety-Eight Thousand Five Hundred and 00/100 Dollars ($298,500.00)**, I (We) **TAMIKA S. PEARSON, MARRIED, HEREIN JOINED BY SPOUSE, PIETZ PEARSON** whose mailing address is 3325 FOX DEN PASS , MADISON, TN 37115, 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:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Heron Walk Subdivision, Phase Two, Section Five of record in Plat Book 9700, Page 923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Russell L. Pearson, unmarried person by Warranty Deed from Allen Earps and wife, Betty F. Earps of record in Instrument No. 20000615-0059940 Register's Office for Davidson County, Tennessee, dated May 30, 2000 and recorded on June 15, 2000.

Being the same property conveyed to Tamika S. Pearson, a married person by Warranty Deed from Russell L. Pearson, unmarried person of record in Instrument No. 20040507-0052195 Register's Office for Davidson County, Tennessee, dated April 26, 2004 and recorded on May 7, 2004.

APN: 052080A30800CO

Property Address: 609 SANDY SPRING TRAIL, 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 1 day of May, 20 26.

Tamika S. Pearson
TAMIKA S. PEARSON

Pietz Pearson
PIETZ PEARSON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 1 day of May, 2026, before me personally appeared **TAMIKA S. PEARSON AND PIETZ PEARSON** 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)

DMB
Notary Public
My Commission Expires: 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 $ 298500.00 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 1st day of May , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address: 609 Sandy Spring Trail, 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 5/1/2026 (date of document).

Cynthia Brown
Affiant Signature

5/1/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 1st day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

