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

Name and address of new owner:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
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# 1417916 DEEDWARR
05/08/2026 11:10:30 AM 5 pgs
Fees: $28.00 Taxes: $740.00
20260508-0041565

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 605145

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

Map parcel number: 042-11-0A-014-00

WARRANTY DEED

This Deed executed this 6th day of May 2026, for good consideration of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)**, I (We) **SHANDALE C. MANNING, SINGLE** whose mailing address is 1413 BETHEL RIDGE DRIVE, GOODLETTSVILLE, TN 37072, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 1295 W. WASHINGTON ST. SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Unit No. 1014, on the Plan of Section One, Heritage Village Condominium, according to the Plat of record in Book 4715, page 59, in the Register's Office for Davidson County, Tennessee, and more particularly described in Master Deed of record in Book 4758, page 190 amended in Book 4808, page 829, Book 5102, page 383, Book 6380, page 989, Book 6484, page 287, Book 9654, page 906 and Instrument No. 20040804-0093787 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Shandale C. Manning, A Single Woman by Warranty Deed from Vivian Elaine Lytle, An Unmarried Woman of record in Instrument No. 20180119-0006019 Register's Office for Davidson County, Tennessee, dated January 19, 2018 and recorded on January 19, 2018.

APN: 042-11-0A-014-00
Property Address: 1014 HERITAGE DRIVE, 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 6th day of May, 20 26.

Shandale C. Manning
SHANDALE C. MANNING

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 6 day of May, 20 26, before me personally appeared **SHANDALE C. MANNING** 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)

Regina C. Hockett
Notary Public
My Commission Expires: 01/22/2030

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

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 $ 200,000.00 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 6th day of May , 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:

1014 Heritage Drive, 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 05/06/2026 (date of document).

Cynthia Brown
Affiant Signature

05/06/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 6th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

