Karen Johnson Davidson County
Batch# 1419374 DEEDWARR
05/12/2026 01:19:30 PM 5 pgs
Fees: $28.00 Taxes: $1,125.97
20260512-0042700

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. 613016

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

Map parcel number: 01807000900

WARRANTY DEED

This Deed executed this 8 day of May 2026, for good consideration of **Three Hundred Four Thousand Three Hundred Fifteen and 70/100 Dollars ($304,315.70)**, I (We) **STEVEN M. POOLE, UNMARRIED, AS HEIR OF THE ESTATE OF DORTHEA LYNN CABLE POOLE, DECEASED,** whose mailing address is 211 ISAAC DRIVE, GOODLETTSVILLE, TN 37072, 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, Tennessee, to wit:

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

Being the same premises conveyed to STEVEN M. POOLE, by AFFIDAVIT OF HEIRSHIP DEED recorded on 12/29/2025 as Instrument No., 20251229-0102512 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 01807000900
Property Address: 211 ISAAC DRIVE, GOODLETTSVILLE, TN 37072
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 Grantor this 8 day of May, 2026.

Steven M. Poole as heir of the estate of Dorthea Lynn Cable Poole

STEVEN M. POOLE, AS HEIR OF THE ESTATE OF DORTHEA LYNN CABLE POOLE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 8 day of May, 2026, before me personally appeared **STEVEN M. POOLE, AS HEIR OF THE ESTATE OF DORTHEA LYNN CABLE POOLE** 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

EXHIBIT A

For Information purposes only - Street Address: 211 Isaac Drive, Goodlettsville, TN 37072

County: Davidson

File Number: 613016

Tax Parcel ID/APN: 01807000900

Land in Davidson County, Tennessee, being Lot Number 9 on the Plan of Connell Estates, Section I, as of record in Book 2900, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot Number 9 fronts 101.35 feet on the Northeasterly margin of Isaac Drive and extends back 208.85 feet on the Northwesterly line and 216.57 feet on the Southeasterly line to a dead line in the rear which measures 94.0 feet thereon.

Being the same property conveyed to Willie M. Cable and wife, Betty J. Cable, by Warranty Deed from John W. Newbern and wife, Donna K. Newbern, of record in Book 5351, Page 628, Register's Office for Davidson County, Tennessee, dated October 13, 1978 and recorded on October 17, 1978.

The said Betty J. Cable passed away on or about April 20, 2001, and her interest in the property conveyed to her surviving spouse, Willie M. Cable, as tenant by the entireties.

The said Willie M. Cable a/k/a Willie Morris Cable passed away on or about July 29, 2010. See Probate Case Number 25P2247. His Last Will and Testament recorded 20251229-0102511 devised the subject property to Dorthea Lynn Cable Poole.

The said Dorthea Lynn Cable Poole a/k/a Dorthea L. Poole passed away on or about November 22, 2022. See Affidavit of Heirship recorded in 20251229-0102512 stating that her only surviving heir at law was Steven M. Poole.

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 $ 304315.70 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 8th 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: 211 Isaac Drive, Goodlettsville, TN 37072

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 5/8/2026 (date of document).

Cynthia Brown
Affiant Signature

5/8/2026
Date

State of GA

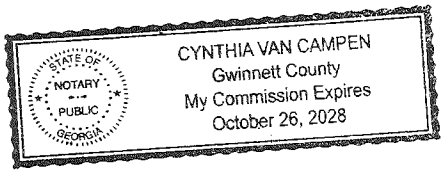
County of Gwinnett

Sworn to and subscribed before me this 8th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL



202605120042700