Karen Johnson Davidson County
Batch# 1425218 DEEDWARR
05/26/2026 03:44:30 PM 4 pgs
Fees: $23.00 Taxes: $1,312.43
20260526-0047773

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W WASHINGTON ST, STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W WASHINGTON ST, STE 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. 616441

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

Map parcel number: 14903004700

WARRANTY DEED

This Deed executed this 22 day of May 2026, for good consideration of Three Hundred Fifty-Four Thousand Seven Hundred Ten and 00/100 Dollars ($354,710.00), I (We) **CHARLES W. STEWART, MARRIED, HEREIN JOINED BY SPOUSE, LOUVINA ALLEN-STEWART,** whose mailing address is 3217 N 26TH STREET, WACO, TX 76708-1944, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** whose mailing address is 1295 W WASHINGTON ST, STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

A certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 399, as shown on the map entitled Edge-O-Lake Estates, Section 6, of record as Plat Book 3700, pages 15 and 16, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said lot No. 399 begins at a point in the Easterly margin of Rychen Drive, the common front corners of Lots 400 and 399; thence Southerly along the Easterly margin of said Rychen Drive, 105.0 feet to a point in the beginning of a curve; thence Southeastwardly around said curve 39.27 feet to a point in the Northerly margin of Edge-O-Lake Drive; thence Eastwardly along the Northerly margin of said Edge-O-Lake Drive, 106.10 feet to a point; thence Northwardly 127.25 feet along the common border line of Lots 398 and 399 to a point; thence Westwardly 116.46 feet along the common border line of Lots 399 and 400, to a point in the Easterly margin of Rychen Drive, the Point of Beginning.

Being the same property conveyed to Charles W. Stewart, a married man by Warranty Deed from Helen Evon V. Franks of record in Instrument No. 20110822-0064590 Register's Office for Davidson County, Tennessee, dated July 29, 2011, and recorded on August 22, 2011.

APN: 14903004700
Property Address: 2536 EDGE O LAKE DRIVE, NASHVILLE, TN 37217
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 22 day of May, 20 26.

Charles W. Stewart
CHARLES W. STEWART

Louvina Allen-Stewart
LOUVINA ALLEN-STEWART

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 22 day of May, 20 26, before me personally appeared **CHARLES W. STEWART AND LOUVINA ALLEN-STEWART** 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)

LEE V MOORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
March 6, 2029

Notary Public
My Commission Expires: 03/06/2029

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 $ 354,710 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 22 day of MAY , 2026.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

Property address:

2536 Edge O Lake Drive, Nashville, TN 37217 (Davidson)

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 05/22/2026 (date of document).

Cynthia Brown
Affiant Signature

05/22/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 22 day of MAY, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

