Karen Johnson Davidson County
Batch# 1425219 DEEDWARR
05/26/2026 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $741.11
20260526-0047774

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:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 616513

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

Map parcel number: 136-10-0B-034-00

WARRANTY DEED

This Deed executed this 21st day of May 2026, for good consideration of **Two Hundred Thousand Three Hundred and 00/100 Dollars ($200,300.00)**, I (We) **DAVIA CORTNEY MICHELE ROBY, UNMARRIED** whose mailing address is 1051 FENNER LANE, GALLATIN, TN 37066, 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, Tennessee, to wit:

Described property located in Davidson County, Tennessee to wit:

Lot Number 51, Unit 51, Condominium Site Plan Lots 15-20, 41-56, Section Four, Priest Lake Forest, of record in Plat Book 5200, Page 574, amending Plat Book 5200, Page 573, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Davia Cortney Michele Roby, unmarried by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record in Instrument No. 20080117-0005570 Register's Office for Davidson County, Tennessee, dated January 15, 2008 and recorded on January 17, 2008.

APN: 136-10-0B-034-00
Property Address: 207 SENECA FOREST COURT, 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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantors this 21st day of May, 2026.

Davia Cortney Michele Roby

DAVIA CORTNEY MICHELE ROBY

STATE OF Tennessee)
) SS.
COUNTY OF Sumner)

On this 21st day of May, 2026, before me personally appeared **DAVIA CORTNEY MICHELE ROBY** 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)

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Notary Public
My Commission Expires: 08/01/2028

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 $ 200,300.00 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 21st 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:

207 Seneca Forest Court, Nashville, TN 37217

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 05/21/2026 (date of document).

Cynthia Brown
Affiant Signature

05/21/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 21st day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

