Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2184

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of May, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1426491 DEEDWARR
05/28/2026 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,200.28
20260528-0048535

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property J LLC 1295 W. Washington Street., Ste 115 Tempe, AZ 85288	Opendoor Property J LLC 1295 W. Washington Street., Ste 115 Tempe, AZ 85288	133-01-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas Eugene Larson and Kimberley Ann Collier, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property J LLC, a Delaware Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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

Being Lot No. 18 on the Map of W.M Coleman's Subdivision of Radnor College Land of record in Book 547 Page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Thomas Eugene Larson and Kimberley Ann Collier, husband and wife by Warranty Deed from Clinton Roy Taylor and Nancy Perrott Taylor,

husband and wife of record in Instrument No. 20200504-0046522 Register's Office for Davidson County, Tennessee, dated April 28, 2020 and recorded on May 04, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 509 Drake Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of May, 2026.

Thomas Eugene Larson

Thomas Eugene Larson

Kimberly Ann Collier

Kimberly Ann Collier

STATE OF Texas
COUNTY OF Brazoria

On this 26th day of May, 2026, before me personally appeared Thomas Eugene Larson, and Kimberly Ann Collier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of May, 2026.

Marie Ward

Notary Signature
My commission expires: 10/24/2027

NOTARY PUBLIC STATE OF TEXAS

Marie Ward

ID NUMBER
132223949
COMMISSION EXPIRES
October 24, 2027

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Joshua A. Terry, 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 5/26/26.

Affiant Signature – Joshua A. Terry

5/28/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/28/26.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON