Karen Johnson Davidson County
Batch# 1427379 DEEDWARR
06/02/2026 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260602-0049752

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-201

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Amanda Shaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of May, 2026

Notary Public

Commission Expires: 11/5/29

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dianna Galvez 501 Yellowstone Ct Antioch, TN 37013	PINNACLE BANK 15025 BALLANTROFT PKWY SUITE 100 CHARLOTTE, NC 28277	175-04-0A-076.00-CO

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,

Opendoor Property Trust I, a Delaware statutory Trust

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

Dianna Galvez, an unmarried woman

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:

Situated in Davidson County, Tennessee, being Unit No. 23-A, on the Plan of Park Place Subdivision, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "E" of that Master Deed Establishing the Park Place Subdivision, a Planned Unit Development (Private Element), of record in Instrument No. 20010214-0014161, as re-recorded in Instrument No. 20010702-0069590; as affected by Amendment to Master Deed in Instrument No. 20011019-0114191, as re-recorded in Instrument No. 20011212-0136927; as affected by Amendment to Master Deed in 20030710-0095634, as re-recorded in Instrument No. 20030915-0134956; and as further affected by Amendment to Master Deed of Park Place Subdivision Owners Association, Inc., in Instrument No. 20111115-0089064, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shirley S. Greer by Warranty Deed from Landmark Homes of Tennessee, Inc. of record in Instrument No. 20030915-0134957 Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on September 15, 2003.

Said Shirley S. Greer died on October 10, 2024.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory Trust by Warranty Deed from Robert Shinkle, Kevin Shinkle, Randy Shinkle, Samantha Henry, Zachary Shinkle, Sharon Greer Tomlinson, Jennings Fuqua, William Fuqua, John B. Knight, William Andrew Rawls, Steven D. Rawls, Mary Jo Jackson, Joseph H. Evans, Beverly Peralta, Robin Johnson, Anthony Barber, Kimberly Berry, Henry F. Batts, III, Derek Batts, Rhonda Batts, Teresa Bull, Hope Duke, Mary Frances Griggs, Carolyn Norman, Bonnie B. Nicholson, Patricia Beazley, Robert Batts, Jeffrey D. Jordan, Jennifer

J. Roberts, Nicholas A. Batts, Thomas Bradley Batts, Aleta Crosby, Leigh Ann Maybee, Michael Batts, Chastity Shelton, Tracy Batts, Keri Starr Thompson, Christopher Champion, Thomas Andrew Champion, Linda Orczeck, Vicki Pinson, Wanda Pinson, Robert C. Fuqua, as heirs of the Estate of Shirley S. Greer, (Deceased) of record in Instrument No. 20251030-0086232 Register's Office for Davidson County, Tennessee, dated October 27, 2025 and recorded on October 30, 2025.

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: 501 Yellowstone Ct, Antioch, TN 37013

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 19th day of May, 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: ALEX JOSWIAK
Title: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ALEX JOSWIAK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand, at office, this 19th day of May, 2026.

_____
Notary Signature
My commission expires: June 24th 2029

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 May 20. 2026

Affiant Signature

1st day of June, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of June, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202606020049752