Karen Johnson Davidson County
Batch# 1427682 DEEDWARR
06/03/2026 01:34:30 PM 5 pgs
Fees: $28.00 Taxes: $1,311.65
20260603-0050198

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:
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. 619218

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

Map parcel number: 13316023500

WARRANTY DEED

This Deed executed this 2nd day of June 2026, for good consideration of Three Hundred Fifty-Four Thousand Five Hundred and 00/100 Dollars ($354,500.00), I (We) **RAPHEAL M. CHANDLER AND WIFE, FAITH N. CHANDLER,** whose mailing address is 303 PARAGON MILLS RD, NASHVILLE, TN 37211, 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:

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

APN: 13316023500
Property Address: 303 PARAGON MILLS ROAD, NASHVILLE, TN 37211
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 2nd day of June, 20 26.

RAPHEAL M. CHANDLER

FAITH N. CHANDLER

STATE OF Tennessee)
) SS.
COUNTY OF Williamson)

On this 2nd day of June, 20 26, before me personally appeared **RAPHEAL M. CHANDLER AND FAITH N. CHANDLER** 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)

Notary Public Loretta L. Peters
My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Indian Mound Subdivision as of record in Book 5800, page 92, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rapheal M. Chandler and wife, Faith N. Chandler by Warranty Deed from Thomas G. Waldon, III, a Single Person, of record in Instrument No. 20040803-0092940 Register's Office for Davidson County, Tennessee, dated July 29, 2004, and recorded on August 03, 2004.

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 $ 354,500.00 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 2nd day of June , 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:

303 Paragon Mills Road, Nashville, TN 37211

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 06/02/2026 (date of document).

Cynthia Brown
Affiant Signature

06/02/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

