Karen Johnson Davidson County
Batch# 1429706 DEEDWARR
06/09/2026 10:10:30 AM 5 pgs
Fees: $28.00 Taxes: $1,515.15
20260609-0051867

Send tax bills to:
Ty Marinkov and Emily Thaden
1067 ZOPHI STREET
NASHVILLE, TN 37216
Name and address of new owner:
Ty Marinkov and Emily Thaden
1067 ZOPHI STREET
NASHVILLE, TN 37216

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. 621460

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 07206016400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said, **TY MARINKOV AND EMILY THADEN, HUSBAND AND WIFE** the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 4 day of JUNE, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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

By: _____
Name: Kylie Ottney
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Kylie Ottney, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4 day of JUNE, 20 26.

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-~~2025~~ 2029

EXHIBIT "A"
Legal Description

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 48 on the Revised and Corrected Map of Subdivision of Casper Zophi Place, of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 48 fronts 50 feet on the Northerly side of Zophi Street and runs back 139.7 feet on the Westerly line to the Southerly margin of Thomas Street, measuring 50 feet thereon.

Being the same property conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, by Warranty Deed from BRANDON A. CRAIG, MARRIED of record in Instrument No. 20260312-0019632, Register's Office for DAVIDSON County, Tennessee, dated March 4, 2026 and recorded on March 12, 2026.

TAX PARCEL ID/APN (For informational purposes only): 07206016400
MORE COMMONLY KNOWN AS: 1067 ZOPHI STREET, NASHVILLE, TN 37216

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 $ 409,500 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 4 day of JUNE , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF NOTARY PUBLIC GEORGIA

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

Property address:

1067 Zophi Street, Nashville, TN 37216 (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 06/04/2026 (date of document).

Cynthia Brown
Affiant Signature

06/04/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 04 day of JUNE, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

