Karen Johnson Davidson County
Batch# 1432735 DEEDWARR
06/11/2026 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20260611-0053076

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 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. 618242

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

Map parcel number: 163-05-0B-071.00-CO

WARRANTY DEED

This Deed executed this 8 day of June, 2026, for good consideration of Two Hundred Sixty Thousand and 00/100 Dollars ($260,000.00), I (We) **ADAM X. MIRANDA, MARRIED, HEREIN JOINED BY SPOUSE, VERDA MIRANDA,** whose mailing address is 418 Banner Blue Court Knightdale, NC 27545, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** whose mailing address is 1295 W. WASHINGTON ST, STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 71 on the Plan of Phase II, Mill Park (Formerly Hickory Hollow Townhomes), a Horizontal Property Regime (Private Element) of record in Plat at Instrument No. 20000706-0066999, 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 Adam X. Miranda an unmarried man and Robert A. Bridges, a married man as joint tenants with rights of survivorship by Warranty Deed from Sherrie Gupton Pewitt, married of record in Instrument No. 20180514-0045680 Register's Office for Davidson County, Tennessee, dated May 08, 2018 and recorded on May 14, 2018.

Robert A. Bridges, Deceased

Being the same property conveyed to Adam X. Miranda by Quitclaim Deed from Ponola Ann Self Bridges of record in Instrument No. 20210317-0035597 Register's Office for Davidson County, Tennessee, dated February 11, 2021 and recorded on March 17, 2021.

APN: 163-05-0B-071.00-CO
Property Address: 5170 HICKORY HOLLOW PARKWAY UNIT 261, ANTIOCH, TN 37013
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 8 day of June, 2026.

Adam X Miranda
ADAM X. MIRANDA

Verda Miranda
VERDA MIRANDA

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 8th day of June, 2026, before me personally appeared **ADAM X. MIRANDA and VERDA MIRANDA** 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)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

J Warren Evans
Notary Public
My Commission Expires: May 8, 2028

My Commission Expires
May 8, 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 $ 260,000.00 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 8th day of June , 2026.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

Property address: 5170 Hickory Hollow Parkway, Unit 261, Antioch, TN 37013

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 6/8/2026 (date of document).

Cynthia Brown
Affiant Signature

6/8/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

