Karen Johnson Davidson County
Batch# 1432754 DEEDWARR
06/11/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $664.15
20260611-0053096

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2546

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of June, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 1295 W. Washington Street., Ste 115, Tempe, AZ 85288	New Owners	162-09-0-111.00

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,

JNA Holdings LLC, a Tennessee Limited Liability Company

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

Opendoor Property Trust I, a Delaware statutory trust

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:

Land in Davidson County, Tennessee, being Lot No. 14-B of Zone-Lot Division, Lots 10 thru 14, Plan of Hickory View, Section Two, as of record in Plat Book 5800, Page 294, Register's Office for said County.

Said Lot No. 14-B fronts 45.17 feet on the Westerly side of Eulala Drive and extends back 125.95 feet on the Northerly line and 137.01 feet on the Southerly line to a line in the rear measuring 36.00 feet thereon, according to a survey of Campbell Surveyors, dated September 22, 1986.

Being the same property conveyed to Linda M. King, Single and Michael J. Harris, Single by Warranty Deed from I, Kathy Jill Abrams, a single person of record in Book 7026, Page 88, Register's Office for Davidson County, Tennessee, dated October 29, 1986 and recorded on October 31, 1986.

Being the same property conveyed to Linda M. King, unmarried by Quitclaim Deed from I, Michael J. Harris, married of record in Book 8171, Page 817, Register's Office for Davidson County, Tennessee, dated August 07, 1990 and recorded on August 09, 1990.

Being the same property conveyed to Jonathan Xa and Angie Xa, a married couple by Warranty Deed from Linda M. King, unmarried of record in Instrument No. 20250523-0040857 Register's Office for Davidson County, Tennessee, dated May 20, 2025 and recorded on May 23, 2025.

Being the same property conveyed to JNA Holdings LLC, A Tennessee Limited Liability Company by Quit Claim Deed from Jonathan Xa and Angie Xa, a married couple of record in Instrument No. 20250715-0055737 Register's Office for Davidson County, Tennessee, dated July 11, 2025 and recorded on July 15, 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: 5505 Eulala Drive, 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 10th day of June, 2026.

JNA Holdings LLC, a Tennessee Limited Liability Company

By: _____
Angie Xa, Sole Member and Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Kathleen Williams of the state and county mentioned, personally appeared Angie Xa, Sole Member and Manager of JNA Holdings LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member and Manager of JNA Holdings LLC, the within named bargainor, a Limited Liability Company, and that such Angie Xa, Sole Member and Manager of JNA Holdings LLC as such Sole Member and Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member and Manager.

Witness my hand and seal, at office in Brentwood, TN this 10th day of June, 2026.

_____
Notary Signature

Printed Name: Kathleen Williams

My commission expires: 5.10.27



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 6/10/2026.

Affiant Signature – Joshua A. Terry

6/11/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/11/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27