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

**Name and address of new owner:**
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUTIE 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. 618023

Karen Johnson Davidson County
Batch# 1437249 DEEDWARR
06/23/2026 11:41:30 AM 5 pgs
Fees: $28.00 Taxes: $4,244.27
20260623-0056482

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

Map parcel number: 158-03-0-060.00

# WARRANTY DEED

This Deed executed this 18th day of June, 2026, for good consideration of **One Million One Hundred Forty-Seven Thousand One Hundred and 00/100 Dollars ($1,147,100.00)**, I (We) **GRANT PEMBERTON AND WIFE, SARAH PEMBERTON** whose mailing address is 1001 BLOOMSBURY LANE, FRANLIN , TN 37064, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., SUTIE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

**Land in Davidson County, Tennessee, being Lot No. 492 on the Plan of Hillsboro Park, Section VIII of record in Plat Book 2663, Page 96, 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 Grant Pemberton and wife, Sarah Pemberton by Warranty Deed from Roger T. Jackson and wife, Cecelia A. Jackson of record in Instrument No. 20211109-0149383 Register's Office for Davidson County, Tennessee, dated November 02, 2021 and recorded on November 09, 2021.**

APN: 158-03-0-060.00
Property Address: 6112 PINEHURST DRIVE, NASHVILLE, TN 37215
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.

**[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]**

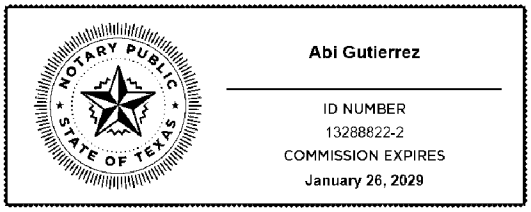
WITNESS the hands and seal of said Grantors this 18th day of June, 2026.

Grant Pemberton
**GRANT PEMBERTON**

Sarah Pemberton
**SARAH PEMBERTON**

STATE OF Texas )
) SS.
COUNTY OF Ellis )

On this 18th day of June, 2026, before me personally appeared **GRANT PEMBERTON AND SARAH PEMBERTON**, 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)




Abi Gutierrez
Notary Public
My Commission Expires: 01/26/2029

Electronically signed and notarized online using the Proof platform.

# 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 $ 1,147,100.00 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 18th 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: 6112 Pinehurst Drive, Nashville, TN 37215

**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 June 18, 2026 (date of document).

Cynthia Brown
Affiant Signature

June 18, 2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 18th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

