Karen Johnson Davidson County
Batch# 1441886 DEEDWARR
07/02/2026 02:26:30 PM 6 pgs
Fees: $33.00 Taxes: $1,554.00
20260702-0060013

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD
TEMPE, AZ 85288

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 623000

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

Map parcel number: 136 06 0 080.00

WARRANTY DEED

This Deed executed this 13th day of June 20 26, for good consideration of **Four Hundred Twenty Thousand and 00/100 Dollars ($420,000.00)**, I (We) **SAMIRA KATRINE GRAYSON, MARRIED PERSON, ASAD KORGAN AND ELIZABETH A. KORGAN, A MARRIED COUPLE** whose mailing address is 212 ISLANDIA CT W, NASHVILLE, TN 37217, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** whose mailing address is 410 N SCOTTSDALE ROAD, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 313, on the Plan of Section Five, Priest Lake Park, as shown by Plat appearing of record in Plat Book 4460, Pages 174-176, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.

Being the same premises conveyed to SAMIRA KATRINE GRAYSON, MARRIED PERSON, ASAD KORGAN AND ELIZABETH A. KORGAN, A MARRIED COUPLE by Deed dated 06/30/2021 and recorded on 07/02/2021 as Instrument No., 20210702-0089713 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 136 06 0 080.00
Property Address: 212 ISLANDIA CT W, NASHVILLE, TN 37217
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 13th day of June, 2026.

Samira Katrine Grayson

SAMIRA KATRINE GRAYSON,

STATE OF Florida)
) SS.
COUNTY OF Polk County)

On this 13th day of June, 2026, before me personally appeared **SAMIRA KATRINE GRAYSON,** 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
My Commission Expires: 02/04/2028

KARINDA THOMAS
Notary Public - State of Florida
Commission # HH 488442
Expires on February 4, 2028

___ Personally Known OR ✓ Produced Identification Type of Identification Produced DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

WITNESS the hands and seal of said Grantors this 29 day of JUNE, 2026.

ASAD KORGAN

ELIZABETH A. KORGAN

STATE OF CALIFORNIA)
) SS.
COUNTY OF RIVERSIDE)

On this 29 day of JUNE, 2026, before me personally appeared **ASAD KORGAN AND ELIZABETH A. KORGAN** 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
My Commission Expires: 07-26-2027

MICHAEL SHIMON
Notary Public - California
Riverside County
Commission # 2451769
My Comm. Expires Jul 26, 2027

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 $ 420,000.00 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 13th 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: 212 Islandia Ct W, Nashville, TN 37217

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 6/13/2026 (date of document).

Cynthia Brown
Affiant Signature

6/13/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 13th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

