Karen Johnson Davidson County
Batch# 1442908 DEEDWARR
07/07/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,300.55
20260707-0061050

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2488

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,500.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2nd day of July, 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property J LLC 1295 West Washington Street Ste 115 Tempe, AZ 85288	New Owner	086-07-0-025

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,

M&S Homes TN, 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 J LLC, a Delaware Limited Liability Company

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:

A Certain Tract or Parcel of Land In Davidson, County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64, Phase 1, Section Two on the Plan of Jackson's Retreat, as of record in Plat Book 5200, Page 334 and 335 and amended in Book 5972, Page 96, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to M&S Homes TN, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, A Texas Limited Liability Company of record in Instrument No. 20220816-0092957 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 16, 2022.

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: 1145 Jacksons View Road, Hermitage, TN 37076

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 30th day of June, 2026.

M&S Homes TN, LLC, a Tennessee Limited Liability Company

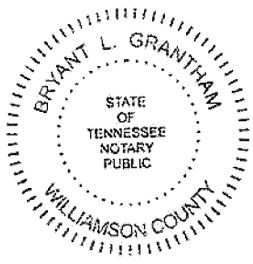
By: _____
Mikel Hunsucker, President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Bryant L. Grantham of the state and county mentioned, personally appeared Mikel Hunsucker, President of M&S Homes TN, 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 President of M&S Homes TN, LLC, the within named bargainor, a Limited Liability Company, and that such Mikel Hunsucker, President of M&S Homes TN, LLC as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Hermitage, TN, this 30th day of June, 2026.

_____
Notary Signature
My commission expires: 4-25-2029



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 6/30/2026.

Affiant Signature – Joshua A. Terry

7/6/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/6/2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27