Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-2745

Karen Johnson Davidson County
Batch# 1443198 DEEDWARR
07/08/2026 09:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,055.24
20260708-0061470

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of July, 2026

Notary Public

Commission Expires: 11/15/28

TIANNA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Opendoor Property Trust I 1295 W. Washington Street., Ste 115 Tempe, AZ 85288	New Owner	075-13-0-069-00

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,

Vivian D. Boyles, a widow, and Tracy Taylor, a married woman

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. 287, on the Plan of Hermitage Hills, Section 2, of record in Book 2900, page 112, said Register's Office, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vivian D. Boyles by Special Warranty Deed from US Bank National Association, as Trustee for The Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates Series 2006-BC3 of record in Instrument No. 20101029-0086509 Register's Office for Davidson County, Tennessee, dated October 22, 2010 and recorded on October 29, 2010.

Being the same property conveyed to Vivian D. Boyles and Kenneth H. Boyles, as joint tenants with rights of survivorship by Quitclaim Deed from Vivian D. Boyles of record in Instrument No. 20161024-0112170 Register's Office for Davidson County, Tennessee, dated October 21, 2016 and recorded on October 24, 2016.

Being the same property conveyed to Vivian D. Boyles, Kenneth H. Boyles, and Tracy Taylor, as joint tenants with rights of survivorship by Quitclaim Deed from Vivian D. Boyles and Kenneth H. Boyles, as joint tenants with rights of survivorship of record in Instrument No. 20200708-0073654 Register's Office for Davidson County, Tennessee, dated June 26, 2020 and recorded on July 08, 2020. The said Kenneth H. Boyles died on or about November 21, 2024, leaving Vivian D. Boyles and Tracy Taylor as the surviving joint tenants with right of survivorship.

Being the same property conveyed to Vivian D Boyles and Tracy Taylor, as joint tenants with rights of survivorship by Quitclaim Deed from Vivian D Boyles and Tracy Taylor, as joint tenants with rights of survivorship of record in Instrument No. 20250319-0020030 Register's Office for Davidson County, Tennessee, dated March 17, 2025 and recorded on March 19, 2025.

Subject property was not a primary residence of Tracy Taylor and as such, is not subject to marital rights or interests.

Durable Power of Attorney for Vivian Boyles, dated December 16, 2025, recorded on July 8, 2026, Instrument No. 202607080061469, Register's Office for Davidson County, Tennessee.

Vivian Boyes and Vivian D. Boyles being one and the same person.

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: 213 Bonnaridge Drive, 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 6th day of July, 2026.

Tracy Taylor

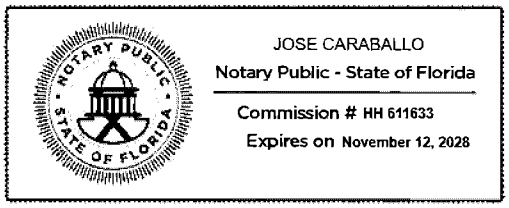
Vivian D. Boyles by Tracy Taylor, Attorney-In-Fact

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracy Taylor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Vivian D. Boyles and that she is authorized by Vivian D. Boyles to execute this instrument on her behalf.

Witness my hand, at office, this 6th day of July, 2026.

Notary Signature
My commission expires: 11/12/2028



Notarized remotely online using communication technology via Proof.
Produced Driver License as identification.

Dated this the 6th day of July, 2026.

Tracy Taylor

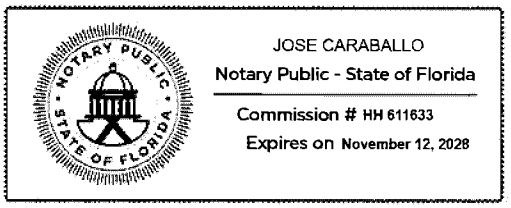
Tracy Taylor

STATE OF Florida
COUNTY OF Miami-Dade

On this 6th day of July, 2026, before me personally appeared Tracy Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2026.

Notary Signature
My commission expires: 11/12/2028



Notarized remotely online using communication technology via Proof.
Produced Driver License as identification.

WARRANTY DEED

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 7/16/26.

Affiant Signature – Joshua A. Terry

7/7/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/7/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27