Send tax bills to:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W. Washington St., Suite 115
Tempe, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W. Washington St., Suite 115
Tempe, AZ 85288

This instrument prepared by:
Kyle B. Heckman TN BPR No. 26363
o/b/o BC Law Firm, P.A.
P.O. Box 494
Mount Juliet, TN 37121

Recordation Requested By/Return to:
OS National
3097 Satellite Blvd, Suite 230, Building 700
Duluth, GA 30096
File No. **OES-316669**

Karen Johnson Davidson County
Batch# 1453250 DEEDWARR
08/03/2026 12:21:30 PM 4 pgs
Fees: $23.00 Taxes: $3,790.28
20260803-0071189

Tax ID: 158 07 0 005.00

This instrument was prepared from information supplied by the parties without counsel or advice as to legal consequences, tax related, matters or any matter related to Medicaid or TennCare benefits. No title examination or settlement has been performed by the preparer, and the preparer of this instrument shall not be responsible for any matter that could have been resolved by a title examination, survey, settlement, legal, and/or tax related counsel.

WARRANTY DEED

For good consideration of One Million Twenty Four Thousand Four Hundred and 00/100 Dollars ($1,024,400.00), I, **Nathan J. Yetton, unmarried**, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 109 on the Plan of Hillsboro Park, Section III, of record in Plat Book 2663, Page 94, 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 Nathan J. Yetton, unmarried by Warranty Deed from Jason Painter and Ashley Painter dated April 7, 2022 of record in Instrument No. 20220414-0043660, Register's Office of Davidson County, Tennessee.

This is improved property having an address of 1904 Cromwell Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, its successors, heirs, and assigns forever.

Grantor, for himself and her heirs, hereby covenants with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that he has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and his heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its successors or assigns, and at the expense of Grantee, its successors 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 his heirs and assigns will forever warrant and defend all of the property so granted to Grantee, their successors and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hand and seal of said Grantor this 22nd day of July 2026.

NATHAN J. YETTON

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Nathan J. Yetton**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 22nd day of July 2026.

TOMOKO HALE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 737935
COMM. EXP. 07-01-2028

NOTARY PUBLIC
My commission expires: 07/01/2028

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 $ 1,024,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

L Palladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 22nd day of July , 2026.

NOTARY PUBLIC
My Commission Expires: 9.21.29

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Property address: 1904 Cromwell Drive, Nashville, TN 37215

Tennessee Certification of Electronic Document

I, Chloe Palladino, 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 7/22/2026 (date of document).

C Palladino
Affiant Signature

7/22/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 22nd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

