Send tax bills to:
Opendoor Property Trust I
1295 W. Washington St., Suite 115
Tempe, AZ 85288

Name and address of new owner:
Opendoor Property Trust I
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. 628303

Karen Johnson Davidson County
Batch# 1455564 DEEDWARR
08/04/2026 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $893.92
20260804-0071638

Tax ID: 080 07 0 010.00

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 Two Hundred Forty-One Thousand Six Hundred and 00/100 Dollars ($241,600.00), we, **Mitchell J. Crumbley, joined by wife, Rebecca Francese**, hereby bargain, deed, and convey to **Opendoor Property Trust I, a Delaware statutory trust**, the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 286 on the Plan of Bordeaux Hills, Section 2, which is of record in Book 3660, Page 7, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mitchell J. Crumbley by Warranty Deed from Michael Alan McDowell and Cicaly Mica McDowell dated February 18, 2021 of record in Instrument No. 20210224-0022853, Register's Office of Davidson County, Tennessee. Rebecca Francese joins in this conveyance to convey any marital interest she may have in said property.

This is improved property having an address of 1447 Dolan Road, Nashville, TN 37218.

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.

Grantors, for their self and their heirs, hereby covenants with Grantee, its successors and assigns, that Grantors are lawfully seized in fee simple of the above-described premises; that they have a good right to convey; that the premises are free from all encumbrances except those of record; that Grantors and their heirs, and all persons acquiring any interest in the property granted, through or for Grantors, will, on demand of Grantee, or its successors or assigns, and at the expense of Grantees, 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 Grantors and their 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 Grantors this 30th day of July 2026.

Mitchell J. Crumbley

MITCHELL J. CRUMBLEY

Rebecca Francese

REBECCA FRANCESE

STATE OF Florida

COUNTY OF Miami-Dade

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainors, **Mitchell J. Crumbley and Rebecca Francese**, 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 30th day of July 2026.

JOSE CARABALLO
Notary Public - State of Florida
Commission # HH 611633
Expires on November 12, 2028

NOTARY PUBLIC
My commission expires: 11/12/2028

Notarized remotely online using communication technology via Proof.

Produced Driver License as identification.

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 $ 241,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

C Palladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 30th day of July , 20 26 .

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: 1447 Snell Blvd, Nashville, TN 37218

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 July 30, 2026 (date of document).

CPalladino
Affiant Signature

July 30, 2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 30th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

