Karen Johnson Davidson County
Batch# 1455796 DEEDWARR
08/05/2026 10:04:30 AM 5 pgs
Fees: $28.00 Taxes: $1,336.07
20260805-0071937

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

This instrument prepared by:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 628525

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

Map parcel number: 093-08-0-039-00

WARRANTY DEED

This Deed executed this 31st day of July 2026, for good consideration of **Three Hundred Sixty-One Thousand One Hundred and 00/100 Dollars ($361,100.00)**, I (We) **ANNA MARIE WEBB, SURVIVING SPOUSE OF RONALD B. WEBB, SR., DECEASED** whose mailing address is 672 BRICK CHURCH LN., WHITES CREEK, TN 37189, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

TRACT I: LAND in Davidson County, Tennessee, being Lot No. 52 on the Map of Haynies Central Park Plan of record in Plat Book 161, page 116, Register's Office for said County, described in part according to a survey of Barge, Waggoner and Sumner, Engineers on August 3, 1971, and in part according to a survey of Robert M. Dishner, dated May 12, 1973 as follows:

BEGINNING at an iron pin in the southerly margin of Glenview Drive, said point being 215.0 feet West from the southeast intersection of Glenview Drive, and South 11th Street; thence South 05° 03' West 150.00 feet to an iron pin in the North margin of alley No. 454; thence with the margin of said alley, North 82° 40' West 50 feet to a point; thence North 05° 03' East 150 feet to a point in the southerly margin of Glenview Drive, thence with the same in a easterly direction 50 feet to the point of beginning.

Being the same property conveyed to RONALD B. WEBB, SR., AND WIFE, ANNA MARIE WEBB, by Warranty Deed from RODERICK ASHLEY WEBB of record in Book 8626, Page 251, Register's Office for DAVIDSON County, Tennessee dated May 12,1992 and recorded on May 14, 1992. The said Ronald B. Webb Sr. died intestate on May 5, 2017 leaving his wife, Anna Marie

Webb the surviving tenant by the entirety. See Affidavit of Heirship of record in Instrument Nos. 20170906-0091729 and 20170906-0091730, Register's Office for Davidson County, Tennessee.

APN: 093-08-0-039-00
Property Address: 1004 GLENVIEW DRIVE, NASHVILLE, TN 37206
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 31st day of July, 2026.

Anna Marie Webb
ANNA MARIE WEBB

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 31st day of July, 2026, before me personally appeared **ANNA MARIE WEBB** 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)

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08/01/2028
SUMNER COUNTY

Notary Public
My Commission Expires: 08/01/2028

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 $ 361,100.00 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 31st 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: 1004 Glenview Drive, Nashville, TN 37206

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 7/31/2026 (date of document).

C Palladino
Affiant Signature

7/31/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 31st day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

