Karen Johnson Davidson County
Batch# 1456876 DEEDWARR
08/10/2026 02:03:30 PM 5 pgs
Fees: $28.00 Taxes: $1,996.15
20260810-0073555

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD STE 1000
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE ROAD STE 1000
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. OES-627085

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

Map parcel number: 173-10-0C-068-00

WARRANTY DEED

This Deed executed this 22 day of July 2026, for good consideration of **Five Hundred Thirty-Nine Thousand Five Hundred and 00/100 Dollars ($539,500.00)**, I (We) **MARANDA BLANTON, SINGLE** whose mailing address is 1501 Daphne Pl, Brentwood TN 37027 , hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE ROAD STE 1000, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Phase Two, Delvin Downs, RS-10 Residential P.U.D. of record in Plat at Instrument No. 20160929-0102578, 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 MARANDA BLANTON, A SINGLE WOMAN, by Warranty Deed from JEANETT C. SZYSZKA AND ASHLEY L. TUCK, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP of record in Instrument No. 20190919-0095129, Register's Office for DAVIDSON County, Tennessee, dated September 13, 2019 and recorded on September 19, 2019.

APN: 173-10-0C-068-00
Property Address: 8052 BROCKMAN LANE, NASHVILLE, TN 37211
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 22 day of July, 2026.

MARANDA BLANTON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 22 day of July, 2026, before me personally appeared **MARANDA BLANTON** 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)

LIGIA L. ILEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 09-03-2029

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 $ 539,500 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 22 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:

8052 Brockman Lane, Nashville, TN 37211 (Davidson)

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 07/22/2026 (date of document).

Affiant Signature

07/22/2026

Date

State of Georgia

County of Gwinnett

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

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

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