Karen Johnson Davidson County
Batch# 1457653 DEEDWARR
08/10/2026 03:51:30 PM 6 pgs
Fees: $33.00 Taxes: $2,107.89
20260810-0073654

**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:**
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

**Recordation Requested By/Return to:**
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. OES-743143

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

Map parcel number: 081-16-00-005-00

# WARRANTY DEED

This Deed executed this 28th day of July 20 26, for good consideration of **Five Hundred Sixty-Nine Thousand Seven Hundred and 00/100 Dollars ($569,700.00)**, I (We) **DANIELLE ORSAGH-YENTIS, SINGLE** whose mailing address is 8035 CANE CREEK ROAD, NASHVILLE, TN 37221, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN: 081-16-00-005-00
Property Address: 1012 SCOVEL ST., NASHVILLE, TN 37208
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 28th day of July, 20 26.

Danielle Orsagh Yentis
**DANIELLE ORSAGH-YENTIS**

STATE OF Florida )
) SS.
COUNTY OF Broward )

On this 28th day of July, 20 26, before me personally appeared **DANIELLE ORSAGH-YENTIS** 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)

FRANKLYN HALL
Notary Public - State of Florida
Commission # HH 407655
Expires on June 7, 2027

Franklyn Hall
Franklyn Hall
Notary Public
My Commission Expires: 06/07/2027

Notarized remotely online using communication technology via Proof.

___ Personally Known OR ✓ Produced Identification - Type of ID Produced - Driver License

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5 of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions Establishing Ludlow Row on 10th, a Horizontal Property Regime, of record in Instrument Number 20170601-0054368; Corrected at Instrument no. 20171012-0104601, amended at Instrument no. 20180626-0061478 and 20181130-0117111, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: COTTINGHAM DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY GRANTEE: DANIELLE ORSAGH-YENTIS DATED: 06/03/2019 RECORDED: 06/04/2019 DOC#/BOOK-PAGE: 20190604-0052826

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 $ **569,700.00** 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 **28th** 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: **1012 Scovel Street, Nashville, TN 37208**

**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 7/28/2026 (date of document).

CPalladino
Affiant Signature

7/28/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 28th day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

