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

Name and address of new owner:
Opendoor Property Trust J
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

Karen Johnson Davidson County
Batch# 1458757 DEEDWARR
08/11/2026 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $1,649.09
20260811-0073980

Recordation Requested By/Return to:
OS National
3097 Satellite Blvd, Suite 230, Building 700
Duluth, GA 30096
File No. 628421

Tax ID: 007 00 0 127.00

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 Four Hundred Forty-Five Thousand Seven Hundred and 00/100 Dollars ($445,700.00), I, **Jeanie H. Burns**, hereby bargain, deed, and convey to **Opendoor Property Trust J, a Delaware statutory trust**, the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Fox Chase Meadows, of record in Book 5200, page 194, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to William David Burns and wife, Jeanie H. Burns by Warranty Deed from Fred L. Wheeler and wife, Kathy R. Wheeler dated November 15, 1991 of record in Book 8492, Page 363, Register's Office of Davidson County, Tennessee. William David Burns died April 29, 2005 leaving Jeanie H. Burns as surviving tenant by the entirety.

This is improved property having an address of 1818 Fox Chase Drive, Goodletesville, TN 37072.

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 herself 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 she has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and her 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 her 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 4th day of August 2026

Jeanie H Burns
JEANIE H. BURNS

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Jeanie H. Burns**, 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 4 day of August 2026.

Regina C. Hockett
NOTARY PUBLIC
My commission expires: 01/22/2030

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

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 $ 445,700.00 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 4th day of August , 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:
1818 Fox Chase Drive, Goodlettsville, TN 37072

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 08/04/2026 (date of document).

C Palladino
Affiant Signature

08/04/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 4th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

