Karen Johnson Davidson County
Batch# 1458799 DEEDWARR
08/11/2026 02:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,064.86
20260811-0074025

Send tax bills to:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W. WASHINGTON ST., STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W. WASHINGTON ST., STE 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. 628520

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

Map parcel number: 131-01-0D-042-00

WARRANTY DEED

This Deed executed this 7th day of August 2026, for good consideration of Two Hundred Eighty-Seven Thousand Eight Hundred and 00/100 Dollars **($287,800.00)**, I (We) **WATERCRAFT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** whose mailing address is 1068 STOCKETT DR, 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., STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 42, also known as Unit 7-A, of Georgetown Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book

5200, Page 4, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to WATERCRAFT HOLDINGS, LLC, a Tennessee limited liability company, by Quitclaim Deed from STEVEN G. WATERS and wife, DABNEY C. WATERS, of record in Instrument No. 20260106-0001193, Register's Office of Davidson County, Tennessee, dated January 6, 2026, and recorded January 6, 2026.

APN: 131-01-0D-042-00
Property Address: 5025 HILLSBORO PIKE UNIT 7-A, NASHVILLE, TN 37215
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 our hand this 7th day of August, 2026, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

WATERCRAFT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Steven G. Waters, Sole member

Name: Steven G. Waters

Title: Sole Member

STATE OF Tennessee)
COUNTY OF Davidson)

The foregoing instrument was acknowledged before me this 7th day of August, 2026, by Steven G. Waters, who is personally known to me (or satisfactorily proven) to be the Sole Member of **WATERCRAFT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** the Grantor herein and who acknowledged that he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,

Loretta L. Peters

Notary Public Loretta L. Peters
My Commission Expires: 01/24/2028

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $ 287,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 7th day of August , 2026 .

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:

5025 Hillsboro Pike, Unit 7-A, Nashville, TN 37215

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 08/07/2026 (date of document).

CPalladino
Affiant Signature

08/07/2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 7th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

