Karen Johnson Davidson County
Batch# 1459046 DEEDWARR
08/12/2026 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,474.82
20260812-0074754

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

Name and address of new owner:
Opendoor Property Trust I
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

Recordation Requested By/Return to:
OS National
3097 Satellite Blvd, Suite 230, Building 700
Duluth, GA 30096
File No. 628187

Tax ID: 072-07-0-341-00

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 Three Hundred Ninety Eight Thousand Six Hundred and 00/100 Dollars ($398,600.00), I, **Kenyatta McKeever**, hereby bargain, deed, and convey to **Opendoor Property Trust I, a Delaware statutory trust**, the following described land in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Section Two, Ellis Estates, as shown on plat of record in Plat Book 6900, Page 467, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.
>
> Being the same property conveyed to Kenyatta McKeever and husband, Sean McKeever by Warranty Deed from Brian C. Stiles and wife, Angela M. Stiles dated May 3, 2005 of record in Instrument No. 20050615-0068717, Register's Office of Davidson County, Tennessee. Sean McKeever died on December 24, 2024 leaving Kenyatta McKeever as surviving tenant by the entirety.

This is improved property having an address of 1344 Love Joy Court, Nashville, TN 37216.

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 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 7th day of August 2026.

Kenyatta McKeever

KENYATTA McKEEVER

STATE OF Florida

COUNTY OF Polk

Personally appeared before me, the undersigned authority, a Notary Public for and in said state and county, the within named bargainor, **Kenyatta McKeever**, 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.

Provided drivers license as ID

Witness my hand and official seal at office on this the 7th day of August 2026.

EDWARD A HESS
Notary Public - State of Florida
Commission # HH 631938
Expires on May 22, 2029

Edward A Hess

NOTARY PUBLIC Edward A Hess

My commission expires: 05/22/2029

Notarized remotely online using communication technology via Proof.

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 $ 398,600.00 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 7th 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: 1344 Love Joy Court, Nashville, TN 37216

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 8/7/2026 (date of document).

C Palladino
Affiant Signature

8/7/2026
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

