Karen Johnson Davidson County
Batch# 1461802 DEEDWARR
08/18/2026 04:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,991.45
20260818-0076971

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. 629115

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

Map parcel number: 129-15-0-102-00

WARRANTY DEED

This Deed executed this **13th** day of **August** 20**26**, for good consideration of Eight Hundred Eight Thousand Five Hundred and 00/100 Dollars **($808,500.00)**, I (We) **MOUNTAIN HEARTLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY** whose mailing address is 1813 PEARL ST., NASHVILLE, TN 37203, 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:

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Section 2, West Meade Highlands of record in Plat Book 3700, Page (s) 124 and 125, 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 from MIKE TUDOR AND WIFE, BETTY TUDOR, to MOUNTAIN HEARTLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200302-0022773, Recorded on 03/02/2020, in the Register's Office for DAVIDSON County Records.

APN: 129-15-0-102-00
Property Address: 840 HIGHLAND CREST DRIVE, NASHVILLE, TN 37205
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

Witness our hand this 13th 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.

MOUNTAIN HEARTLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY

By: Wendy Taylor

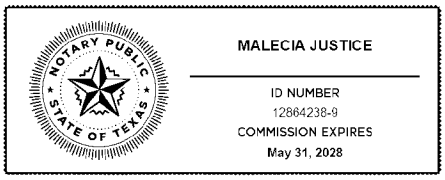
Name: Wendy Taylor

Title: Sole Member

STATE OF Texas)
COUNTY OF Tarrant)

The foregoing instrument was acknowledged before me this 13th day of August, 2026, by Wendy Lynn Taylor, who is personally known to me (or satisfactorily proven) to be the Sole Memeber of **MOUNTAIN HEARTLAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, who acknowledged that s/he executed the same on behalf of the Grantor for the purposes contained therein.

Before me,



Malecia Justice

Notary Public
My Commission Expires: 05/31/2028

Electronically signed and notarized online using the Proof platform.

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 $ 808,500.00 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 13th 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: 840 Highland Crest Drive, Nashville, TN 37205

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 8/13/2026 (date of document).

C Palladino
Affiant Signature

8/13/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 13th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

