Send tax bills to:
RM3 SFR A, LLC, a Delaware Limited Liability Company
600 Galleria Parkway
Atlanta, GA 30339

Name and address of new owner:
RM3 SFR A, LLC, a Delaware Limited Liability Company
600 Galleria Parkway
Atlanta, GA 30339

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:
Mainstay National Title
6860 North Dallas Parkway, S-200, Office 220
Plano, TX 75024
File No. MNT-628031

Karen Johnson Davidson County
Batch# 1464981 DEEDWARR
08/27/2026 03:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,557.70
20260827-0079783

Tax ID: 149 15 0A 39700

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 ($421,000.00), **Opendoor Property J LLC, a Delaware Limited Liability Company**, does hereby bargain, deed, and convey to **RM3 SFR A, LLC, a Delaware Limited Liability Company**, the following described land in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Cambridge Forest, Phase Ten, a Planned Unit Development, of record in Instrument No. 20070103-0001061, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Opendoor Property J LLC, a Delaware Limited Liability Company by Warranty Deed from Asacha Deonne Dixon dated June 5, 2026 of record in Instrument No. 20260609-0052126, Register's Office of Davidson County, Tennessee.

This is improved property having an address of 3113 Bromley Way, Antioch, TN 37013.

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 itself, successors and assigns, hereby covenants with Grantee, its successors 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 successors and assigns, 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 its successors 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 19th day of August 2026.

Opendoor Property J LLC, a Delaware Limited Liability Company

By: Opendoor Labs Inc., as an authorized person

By: Alphonse Pendragon
Name: Alphonse Pendragon
Title: Auth. Signer

STATE OF Arizona

COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by Alphonse Pendragon, who is personally known to me (or satisfactorily proven) to be the Authorized Signer of **Opendoor Property J, LLC** and who acknowledged that he/she executed the same on behalf of the Grantor for the purposes contained therein.

Witness my hand and official seal at office on this the 19th day of August 2026.

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

NOTARY PUBLIC
My commission expires: 03/15/2029

OATH OF VALUE STATEMENT

STATE OF Arizona

COUNTY OF Maricopa

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $421,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Opendoor Property J LLC

Affiant Alphonse Pendragon
Auth-Signer

State of Arizona
County of Maricopa

Sworn to and subscribed before me, this the 19th day of August 2026.

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

NOTARY PUBLIC
My Commission Expires: 03/15/2029

Tennessee Certification of Electronic Document

I, Jessica Jackson, 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 August 19, 2026 (date of document).

Affiant Signature

August 19, 2026
Date

State of TEXAS

County of COLLIN

Sworn to and subscribed before me this 19th day of August, 2026.

MICHELE HARRIS
Notary ID #12354000
My Commission Expires
June 8, 2028

Notary's Signature

MY COMMISSION EXPIRES: 6-8-28

NOTARY'S SEAL