Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

Karen Johnson Davidson County
Batch# 1466949 DEEDWARR
09/02/2026 12:25:30 PM 5 pgs
Fees: $28.00 Taxes: $1,395.27
20260902-0081180

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. OES-758414

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

Map parcel number: 176-06-0A-369-00

WARRANTY DEED

This Deed executed this 14th day of August 20 26, for good consideration of Ten and 00/100 Dollars ($10.00) and other valuable consideration paid, I (We) **VAN TA, MARRIED** whose mailing address is 17804 MARBLE HILL PL., GERMANTOWN, MD 20874, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The property described herein is not the homestead or primary residence of VAN TA. His homestead address is referenced above.

APN: 176-06-0A-369-00
Property Address: 4204 MIRANDA PL, ANTIOCH, TN 37013
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 the hands and seal of said Grantor this 14th day of August, 2026.

VAN TA

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

DRIVER LICENSE

On this 14th day of AUG, 2026, before me personally appeared **VAN TA** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

MERCEDEZ G ROBINSON
Notary Public - State of Florida
Commission # HH 621989
Expires on December 16, 2028

Notary Public Mercedez G Robinson
My Commission Expires: 12/16/2028
Notarized remotely online using communication technology via Proof.

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: Lot 369, Final Subdivision Plat Heritage Landing-Phase 4, according to the map or plat thereof, recorded in Plat Reception No. 202301100001966, in the Register's Office of Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: D.R. HORTON INC., A DELAWARE CORPORATION GRANTEE: VAN TA, A MARRIED MAN DATED: 01/19/2024 RECORDED: 01/24/2024 DOC#/BOOK-PAGE: 20240124-0004565 / NA Note: Developer Deed - Chain of Title is unavailable.

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 $ 377,100.00 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 14th 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: 4204 Miranda Place, Antioch, TN 37013

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 8/14/2026 (date of document).

C Palladino
Affiant Signature

8/14/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 14th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

