Karen Johnson Davidson County
Batch# 1467032 DEEDWARR
09/02/2026 01:19:30 PM 6 pgs
Fees: $33.00 Taxes: $2,405.00
20260902-0081267

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. OES-448076

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

Map parcel number: 097-02-0A-015-00

WARRANTY DEED

This Deed executed this 14th day of August 20 26, for good consideration of **Six Hundred Fifty Thousand and 00/100 Dollars ($650,000.00)**, I (We) **CLEOTRA LOFTON, UNMARRIED** whose mailing address is 1015 STOCKELL ST ST B, NASHVILLE, TN 37207, 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:

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

APN: 097-02-0A-015-00
Property Address: 1064 RIVERWOOD VILLAGE BLVD, HERMITAGE, TN 37076
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 the hands and seal of said Grantors this 14th day of August, 20 26.

Cleotra Lofton

CLEOTRA LOFTON

STATE OF Virginia)
) SS.
COUNTY OF Loudoun)

On this 14th day of August, 20 26, before me personally appeared **CLEOTRA LOFTON** 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)

COMMONWEALTH OF VIRGINIA • ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Electronic Notary Public

Notary Public Gloria Asare
My Commission Expires: 12/31/2028
Reg #: 7901547

Notarized remotely online using communication technology via Proof.

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, Lot No. 15 on the Final Plat of Village of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description. The aforesaid Plat of Record in Instrument No. 20080723-0075577 voided, vacated and superseded the entire Plat entitled "Villages of Riverwood, Phase One, Section One" of record in Instrument No. 20080610-0059689, in said Register's Office.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: BEAZER HOMES CORP., A TENNESSEE CORPORATION GRANTEE: CLEOTRA LOFTON DATED: 05/21/2010 RECORDED: 05/26/2010 DOC#/BOOK-PAGE: 20100526-0040574 / NA

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 $ **650,000.00** 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**, 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: **1064 Riverwood Village Blvd, Hermitage, TN 37076**

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).

CPalladino
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

