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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 WEST WASHINGTON STREET, 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-518361

Karen Johnson Davidson County
Batch# 1467477 DEEDWARR
09/02/2026 03:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,276.50
20260902-0081388

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

Map parcel number: 148-13-0-138-00

WARRANTY DEED

This Deed executed this 18th day of August 2026, for good consideration of **Three Hundred Forty-Five Thousand and 00/100 Dollars ($345,000.00)**, I (We) **FRANCISCO GULLERMO BACA, JR., SINGLE** whose mailing address is 1341 COPPER GLEN DRIVE, NEW BRAUNFELS, TX 78130, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 WEST WASHINGTON STREET, 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. 254 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Page(s) 145 and 146, 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 BY DEED GRANTOR: B. PATRICK WHITWORTH, A SINGLE MAN GRANTEE: FRANCISCO GULLERMO BACA, JR., SINGLE MAN DATED: 03/13/2020 RECORDED: 03/16/2020 DOC#/BOOK-PAGE: 20200316-0028687 / NA

APN: 148-13-0-138-00
Property Address: 4921 YORKTOWN RD, NASHVILLE, TN 37211
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 18th day of August, 2026.

Francisco Guillermo Baca Jr

FRANCISCO GULLERMO BACA, JR.

STATE OF Texas)
) SS.
COUNTY OF Hunt)

On this 18th day of August, 20 26, before me personally appeared **FRANCISCO GULLERMO BACA, JR.,** 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)

NOTARY PUBLIC STATE OF TEXAS

Samantha Sierra
ID NUMBER
133496992
COMMISSION EXPIRES
December 17, 2029

Notary Public
My Commission Expires: 12/17/2029

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 $ **345,000.00** 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 **18th** 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: **4921 Yorktown Road, Nashville, TN 37211**

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 8/18/2026 (date of document).

C Palladino
Affiant Signature

8/18/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 18th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

