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

This instrument prepared by:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Karen Johnson Davidson County
Batch# 1467884 DEEDWARR
09/03/2026 12:43:30 PM 6 pgs
Fees: $33.00 Taxes: $1,321.27
20260903-0081886

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 627987

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

Map parcel number: **050 02 0A 019.00**

WARRANTY DEED

This Deed executed this 12th day of August 2026, for good consideration of **Three Hundred Fifty-Seven Thousand One Hundred and 00/100 Dollars ($357,100.00)**, I (We) **MILLIE WASHINGTON, SINGLE** whose mailing address is 2708 BRONTE AVE, NASHVILLE, TN 37216, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** 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: **050 02 0A 019.00**
Property Address: 1869 BELLE ARBOR DRIVE, NASHVILLE, TN 37207
This instrument was prepared without the benefit of a title examination.

Probate court for the Estate of Karen Anthonette Washington Recorded on 08/18/2025 Case No. 25P1656, heir Millie Washington

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 12th day of August, 2026.

Millie Washington
MILLIE WASHINGTON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 12th day of August, 2026, before me personally appeared **MILLIE WASHINGTON** 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)

Deborah L. Gaunt
Notary Public
My Commission Expires: 11/08/2028

DEBORAH L. GAUNT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

EXHIBIT "A"

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Belle Arbor PUD Phase 2 (Formerly known as Victory Village PUD) of record in Instrument No. 20161222-0134965 and corrected by Surveyor's Certificate of Correction of record in instrument No. 20170110-0002925 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

BEING THE SAME PROPERTY CONVEYED BY DEED
GRANTOR: NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES
GRANTEE: KAREN A. WASHINGTON, AN UNMARRIED WOMAN
DATED: 08/31/2017
RECORDED: 09/01/2017
DOC#/BOOK-PAGE: 20170901-0090180 / NA

Note: Probate court for the Estate of Karen Anthonette Washington Recorded on 08/18/2025 Case No. 25P1656, heir Millie Washington

END OF SCHEDULE A

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 $ 357,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

C Palladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 12th 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: 1869 Belle Arbor Drive, Nashville, TN 37207

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 8/12/2026 (date of document).

cPalladino
Affiant Signature

8/12/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 12th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

