Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-3829

Karen Johnson Davidson County
Batch# 1469754 DEEDWARR
09/08/2026 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,140.45
20260908-0082958

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $578,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of September, 2026

Notary Public

Commission Expires: 4/22/2029

Crystal Johnson State of Tennessee Notary Public Sumner County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Peaceful Crown, LLC 1012 Scovel Street Nashville, TN 37208	New Owner 157 Mansker Park Dr. Hendersonville, TN 37075	081-16-0O-005.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property J, LLC, a Delaware Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peaceful Crown, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the County of Davidson, State of Tennessee: A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 5 of Ludlow Row on 10th, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions Establishing Ludlow Row on 10th, a Horizontal Property Regime, of record in Instrument Number 20170601-0054368; Corrected at Instrument no. 20171012-0104601, amended at Instrument no. 20180626-0061478 and 20181130-0117111, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being the same property conveyed to Danielle Orsagh-Yentis by Warranty Deed from Cottingham Development, LLC., a Tennessee limited liability company of record in Instrument No. 20190604-0052826 Register's Office for Davidson County, Tennessee, dated June 03, 2019 and recorded on June 04, 2019.

Being the same property conveyed to Opendoor Property J, LLC, A Delaware Limited Liability Company by Warranty Deed from Danielle Orsagh-Yentis, single of record in Instrument No. 20260810-0073654 Register's Office for Davidson County, Tennessee, dated July 28, 2026 and recorded on August 10, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1012 Scovel Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of September, 2026.

Opendoor Property J, LLC, a Delaware Limited Liability Company
By: _____
Name: Daniel Beaudette
Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel Beaudette, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Property J LLC, the within named Seller, a Delaware limited liability company, and that as such, executed the foregoing instrument by signing Closing Documents as the authorized signatory for the within named Seller, for the purpose therein contained.

_____
Notary Signature
My commission expires: June 24th 2029

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 9/3/2026 (date of document).

Affiant Signature

9/4/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 4 day of Sept, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County