Karen Johnson Davidson County
Batch# 1470518 DEEDWARR
09/09/2026 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260909-0083565

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-10057-AP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Bridget Balbin
Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 3rd day of September, 2026.

Notary Public
My Commission Expires: 1/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bridget Balbin 303 Paragon Mills Road Nashville, TN 37211	Bank of America N. A. PO BOX 7265 Springfield, OH 45501-7265	133-16-0-235

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Opendoor Property J LLC, a Delaware Limited Liability Company** (individually and/or collectively, "Grantor"), transfer and convey unto **Bridget Balbin, an unmarried woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 19, Indian Mound Subdivision, according to survey and plat of same appearing of record in Book 5800, page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Opendoor Property J LLC, a Delaware limited liability company by Warranty Deed from Rapheal M. Chandler and wife, Faith N. Chandler, dated June 2, 2026, recorded June 3, 2026, of record in Instrument No. 20260603-0050198, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Rapheal M. Chandler and wife, Faith N. Chandler by Warranty Deed from Thomas G. Waldon III, a single person, dated July 29, 2004, recorded August 3, 2005, of record in Instrument No. 20040803-0092940, said Register's Office.

This is improved property located at: **303 Paragon Mills Road, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of September, 2026.

GRANTOR:

Opendoor Property J LLC, a Delaware Limited Liability Company

By: _____
Name: Luis Martinez
Title: Auth Signer

STATE OF AZ
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luis Martinez, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Authorized Signer of Opendoor Property J LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of September, 2026.

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

_____
Notary Public
My Commission expires: 03/15/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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.

Affiant Signature — Date: 9-3-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-3-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY