Karen Johnson Davidson County
Batch# 1470705 DEEDWARR
09/10/2026 08:37:30 AM 8 pgs
Fees: $43.00 Taxes: $1,081.14
20260910-0083820

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:
KELLEY MOES TN Bar No. 043901
o/b/o BC LAW FIRM, P.A.
8275 S EASTERN AVENUE 200-425
LAS VEGAS, NV 89123

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 628480

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 086-13-0-013-00

WARRANTY DEED

This Deed executed this 13th day of August 2026, for good consideration of **Two Hundred Ninety-Two Thousand Two Hundred and 00/100 Dollars ($292,200.00)**, I (We) **MARTIN POOLE, UNMARRIED,** whose mailing address is 233 Arrowhead Rd Franklin, TN 37069 **AND VICKI LYNN YOUNG, UNMARRIED,** whose mailing address is 138 Dog Branch Road Pleasant Shade, TN 37145 **AND JAMES THOMAS POOLE, UNMARRIED,** whose mailing address is 8259 Beech Valley Road Primm Springs, TN 38476, **AS HEIRS OF CARLA MELISSA POOLE, (DECEASED)**, 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

Being the same premises conveyed to Carla Melissa Poole, by Deed dated 08/31/2012 and recorded on 09/06/2012 as Instrument No., 20120906-0080460 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 086-13-0-013-00
Property Address: 3363 LAKESIDE PLACE, 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 13th day of August, 2026.

Martin Poole

MARTIN POOLE

STATE OF Tennessee)
) SS.
COUNTY OF Williamson)

On this 13th day of August, 2026, before me personally appeared **MARTIN POOLE,** 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)

JIMMYRA BOYD
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 08.01.2028
SUMNER COUNTY

Notary Public
My Commission Expires: 08/01/2028

WITNESS the hands and seal of said Grantors this 17th day of August, 20 26.

Vicki Lynn Young
VICKI LYNN YOUNG

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 17th day of August, 20 26, before me personally appeared **VICKI LYNN YOUNG,** 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)

DOUG TRIMBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Doug Trimble
Notary Public
My Commission Expires: Jan 4th 2027

WITNESS the hands and seal of said Grantors this 13 day of August, 2026.

JAMES THOMAS POOLE

STATE OF Tennessee)
) SS.
COUNTY OF Maury)

On this 13 day of August, 2026, before me personally appeared **JAMES THOMAS POOLE,** 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)

EDWARD ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: My Commission Expires July 22, 2028

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 $ 292,200 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 13th day of August , 2026 .

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:
3363 Lakeside Place, 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 08/13/2026 (date of document).

cPalladino
Affiant Signature

08/13/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 13th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

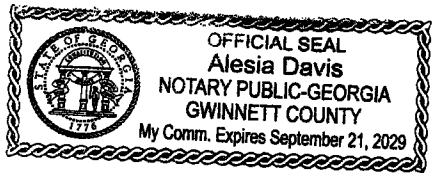


Exhibit "A"

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot 55-B, Section 2, Lakeside Woods Estates, as shown on plat of record in Plat Book 6900, Page 350, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same Property conveyed by Warranty Deed from JAMES BLUNKALL, MARRIED, to CARLA M. POOLE, AN UNMARRIED INDIVIDUAL, of record in Instrument No. 20120906-0080460, Dated 08/31/2012 and Recorded on 09/06/2012, in the Register's Office for DAVIDSON County Records.