Karen Johnson Davidson County
Batch# 1472271 DEEDWARR
09/14/2026 11:03:30 AM 5 pgs
Fees: $28.00 Taxes: $1,447.24
20260914-0085070

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:
JOHN PAPASTRAT, TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. OES-960300

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

Map parcel number: 147-14-0-003-00

WARRANTY DEED

This Deed executed this 30th day of August 2026, for good consideration of **Three Hundred Ninety-One Thousand One Hundred Forty-Five and 00/100 Dollars ($391,145.00)**, I (We) **MARK VON DOHLEN JOINED BY HIS WIFE JENNIFER VAN DOHLEN** whose mailing address is 178 PRIMROSE LN, GALLATIN, TN 37066, 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, Being Lot No. 104 on the Plan of Candlestick Farms, as of record in Plat Book 3300, page 56 Register's Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 104 fronts 94 feet on the easterly margin of Edmondson Pike and extends back 167 feet on the southerly line and 105 feet on the northerly line to a dead line in the rear, measuring 112.6 feet thereon.

Included in the above described property, but expressly excluded from this conveyance is the following described tract of Land:

Beginning at a point, said point being the southwestern property corner 30 feet from the centerline of Edmondson Pike; thence in a northerly direction along the eastern right of way line for 94 feet to

a point on the northerly property line; thence along said property line in a easterly direction for 10 feet to a point; thence in a southerly direction for 94 feet to a point on the southern property line; thence along said property line in a westerly direction for 10 feet to the point of beginning and containing therein an area of 940 square feet, more or less.

BEING THE SAME PROPERTY CONVEYED BY DEED
GRANTOR: DANIEL B. OLDHAM
GRANTEE: MARK VON DOHLEN
DATED: 04/28/2008
RECORDED: 05/15/2008
DOC#/BOOK-PAGE: 20080515-0049744 / NA

APN: 147-14-0-003-00
Property Address: 5122 EDMONDSON PIKE, 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 30th day of August, 20 26.

Mark Von Dohlen
MARK VON DOHLEN

Jennifer Von Dohlen
JENNIFER VAN DOHLEN

STATE OF Florida)
) SS.
COUNTY OF Broward)

On this 30th day of August, 20 26, before me personally appeared **MARK VON DOHLEN and JENNIFER VAN DOHLEN** 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)
CYNTHIA GOMEZ
Notary Public - State of Florida
Commission # HH568321
Expires on July 8, 2028

Cynthia Gomez
Notary Public
My Commission Expires: 07/08/2028

___ Personally Known OR ___ Produced Identification
Type of Identification Produced ___ Tennessee Drivers License
Notarized remotely online using communication technology via Proof.

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 $ **391,145.00** 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 **30th** 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: **5122 Edmondson Pike, 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 8/30/2026 (date of document).

Affiant Signature

8/30/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 30th day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029