Karen Johnson Davidson County
Batch# 1474115 DEEDWARR
09/16/2026 12:30:30 PM 6 pgs
Fees: $33.00 Taxes: $1,330.52
20260916-0086222

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:
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-921657

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

Map parcel number: 133-02-0-377-00

WARRANTY DEED

This Deed executed this 3rd day of September 20 26, for good consideration of **Three Hundred Fifty-Nine Thousand Six Hundred and 00/100 Dollars ($359,600.00)**, I (We) **GINA NOWACZYK, SINGLE** whose mailing address is 15825 RIDGELAND AVE., OAK FOREST, IL 60452, 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 GINA NOWACZYK, SINGLE by Deed dated 08/02/2021, and recorded on 08/05/2021, as Instrument No., 20210805-0105324 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 133-02-0-377-00
Property Address: 245 ANTIOCH 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 3rd day of September, 20 26.

Gina Nowaczyk

GINA NOWACZYK

STATE OF Texas)
) SS.
COUNTY OF Travis)

On this 3rd day of September, 20 26, before me personally appeared **GINA NOWACZYK** 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)

NOTARY PUBLIC STATE OF TEXAS

Jennifer Jo Thomas

ID NUMBER
133341619
COMMISSION EXPIRES
September 23, 2029

Jennifer Jo Thomas

Notary Public
My Commission Expires: 09/23/2029

Electronically signed and notarized online using the Proof platform.

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Plan of Nolen Heights of record in Plat Book 332, Page 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

APN: 133-02-0-377-00
Property Address: 245 ANTIOCH PIKE, NASHVILLE, TN 37211

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 $ **359,600.00** 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 **3rd** day of **September** , 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:**245 Antioch 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 9/3/2026 (date of document).

CPalladino
Affiant Signature

9/3/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 3rd day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

