Send tax bills to:
OPENDOOR PROPERTY TRUST
1295 W. WASHINGTON STREET, STE. 115
TEMPE, AZ 85288

Karen Johnson Davidson County
Batch# 1474119 DEEDWARR
09/16/2026 12:42:30 PM 5 pgs
Fees: $28.00 Taxes: $1,351.98
20260916-0086227

Name and address of new owner:
OPENDOOR PROPERTY TRUST
1295 W. WASHINGTON STREET, STE. 115
TEMPE, AZ 85288

This instrument prepared by:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. OES-513238

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

Map parcel number: 075-08-0-101-00

WARRANTY DEED

This Deed executed this 3rd day of September 20 26, for good consideration of **Three Hundred Sixty-Five Thousand Four Hundred and 00/100 Dollars ($365,400.00)**, I (We) **PENNY GIBSON, UNMARRIED AND ROBIN GIBSON, UNMARRIED** whose mailing address is 876 NUTWOOD ST., BOWLING GREEN, KY 42103, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON STREET, STE. 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, Tennessee, being Lot No. 359 on the Plan of Tulip Grove, Section Six of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made or a more complete description of the property.

Being the same property conveyed by Deed from Grantor: Keary Jordan and Wife, Sherry Denise Jordan to Grantee: Penny Gibson, Unmarried, and Robin Gibson, Unmarried, as Tenants in Common with Right of Survivorship, Dated: 09/214/2007 and Recorded: 09/27/2007 at Dock #/Book-Page: 20070924-0113935/NA

APN: 075-08-0-101-00
Property Address: 561 AUGUSTA DRIVE, 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 3rd day of September, 20 26.

Penny Gibson
PENNY GIBSON

Robin Gibson
ROBIN GIBSON

STATE OF Florida)
) SS.
COUNTY OF Duval)

On this 3rd day of September, 20 26, before me personally appeared **PENNY GIBSON AND ROBIN GIBSON,** 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)

ANDRE SIERRA
Notary Public - State of Florida
Commission # HH 665528
Expires on April 16, 2029

Andre Sierra HH 665528
Notary Public
My Commission Expires: 04/16/2029

Robin Gibson
Penny Gibson
DRIVER 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 $ **365,400.00** 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: **561 Augusta Drive, 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 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, 2029.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

