Karen Johnson Davidson County
Batch# 1474753 DEEDWARR
09/18/2026 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $3,396.97
20260918-0086864

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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON STREET, STE. 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. OES-372460/

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

Map parcel number: 091-07-0-021-00

WARRANTY DEED

This Deed executed this 4th day of September 2026, for good consideration of **Nine Hundred Eighteen Thousand One Hundred and 00/100 Dollars ($918,100.00)**, I (We) **MEGAN T. BEARMAN AND TALOR I. BEARMAN, WIFE AND HUSBAND** whose mailing address is 520 REDDING VIEW COURT, ATLANTA, GA 30328, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, 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:

The real property in the County of Davidson, State of Tennessee, and more particularly described as follows: Land in Davidson County, Tennessee, being Lot No. 1202, Block 34 on the Plan of Plan No. 2 of West Nashville Tennessee of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the Property.

BEING THE SAME PROPERTY CONVEYED TO MEGAN T. BEARMAN AND TALOR I. BEARMAN, WIFE AND HUSBAND FROM FREDERICK R. SPRING AND DEBRA F. TENENBAUM, HUSBAND AND WIFE, AND MEGAN BEARMAN, MARRIED BY DEED DATED 02/11/2021 AND RECORDED ON 03/04/2021 AS DOCUMENT NO. 20210304-0028060 .

APN: 091-07-0-021-00
Property Address: 5301 PENNSYLVANIA AVENUE, NASHVILLE, TN 37209
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 4th day of September, 20 26.

MEGAN T. BEARMAN

TALOR I. BEARMAN

STATE OF Florida)
) SS.
COUNTY OF St Lucie)

On this 4th day of September, 20 26, before me personally appeared **MEGAN T. BEARMAN AND TALOR I. BEARMAN** 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. Notarized remotely online using communication technology via Proof.

(Seal)

MARGARET ARRAIZ
Notary Public - State of Florida
Commission # HH 795529
Expires on June 7, 2030

Notary Public
My Commission Expires: 06/07/2030

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 $ **918,100.00** 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 **4th** 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: **5301 Pennsylvania Avenue, Nashville, TN 37209**

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 9/4/2026 (date of document).

CPalladino
Affiant Signature

9/4/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 4th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

