Karen Johnson Davidson County
Batch# 1474931 DEEDWARR
09/18/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260918-0087105

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Batch# 1474931 DEEDWARR
09/18/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
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Warranty Deed

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2026.

Notary Public

My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nicholas Smith Alyssa Gilliam	LENDING HAND MTG, LLC	085-04-0A-336.00-CO
5344 Highland Place Way	510 LENTZ DRIVE	
Hermitage, TN 37076	MADISON, TN 37115	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NICHOLAS SMITH AND ALYSSA GILLIAM, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 336 on the Plan of Final Plat of the Reserve at Stone Hall, Phase 1, Section 3C, Planned Unit Development, of record in Instrument No. 20160803-0080220, 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 Michael McDonald and Joshua Clayton, a married couple by Warranty Deed from Meritage Homes of Tennessee, Inc, an Arizona corporation of record in Instrument No. 20170821-0085742 Register's Office for Davidson County, Tennessee, dated August 16, 2017 and recorded on August 21, 2017.

Being the same property conveyed to Michael McDonald, a single man by Quit Claim Deed from Joshua Clayton of record in Instrument No. 20211110-0150160 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 10, 2021.

Being the same property conveyed to Opendoor Property Trust I, A Delaware Statutory Trust by Warranty Deed from Michael McDonald, Married, Herein Joined By Spouse, Joshua Clayton of record in Instrument No. 20251203-0095769 Register's Office for Davidson County, Tennessee, dated November 26, 2025 and recorded on December 03, 2025.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5344 Highland Place Way, Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of September, 2026.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: _____
Name: Luis Martinez
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Luis Martinez, Authorized Signatory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of OPENDOOR PROPERTY Trust I, a Delaware statutory trust, , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 8th day of September, 2026.

_____
Notary Public

My Commission Expires: 03/15/2029

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 8, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609180087105