Karen Johnson Davidson County
Batch# 1476769 DEEDWARR
09/23/2026 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $1,772.30
20260923-0088418

Send tax bills to:
RAMIN AGHABABAEE
8915 LYMAN LANE
NASHVILLE, TN 37211

Name and address of new owner:
RAMIN AGHABABAEE
8915 LYMAN LANE
NASHVILLE, TN 37211

This instrument prepared by:
REGINALD HARRION TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 633618

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

Map parcel number: 173090A53900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Nine Thousand and 00/100 dollars and no/100 ($479,000.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

RAMIN AGHABABAEE, SINGLE,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit “A” attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hand this 21 day of September, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Whitney Pham
Title: Authorized Signatory

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, Jonathan Sellers, a Notary Public in and for said County and State, Whitney Pham, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 21 day of September, 20 26.

_____
Notary Public

Printed Name: Jonathan Sellers

My Commission Expires: 3/10/2030

OFFICIAL SEAL
JONATHAN SELLERS
NOTARY PUBLIC-GEORGIA
BARROW COUNTY
My Comm. Expires March 10, 2030

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 474 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, 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 OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, from ALEXANDRIA KATHLEEN MATICH AND RIVER ANTHONY MATICH, WIFE AND HUSBAND, of record in Instrument No. 20260722-0066325, Register's Office for DAVIDSON County Tennessee, dated July 20, 2026 and recorded on July 22, 2026.

TAX PARCEL ID/APN (For informational purposes only): 173090A53900CO
MORE COMMONLY KNOWN AS: 8915 LYMAN LANE, 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 $ 479,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 21 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:

8915 Lyman Lane, Nashville, TN 37211 (Davidson)

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 09/21/2026 (date of document).

cpalladino
Affiant Signature

09/21/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 21 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

