Karen Johnson Davidson County
Batch# 1477160 DEEDWARR
09/24/2026 10:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088666

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et seq.* Affiant Sworn to and subscribed before me this September 23, 2026. Notary Public Comm Exp:

This Instrument Prepared by: Thomas K. White, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JAMES BENJAMIN ROWLAND and KRISTY KAY ROWLAND, Co-Trustees		
ROWLAND REVOCABLE TRUST dated September 18, 2026	SAME AS NEW OWNER	162160D06100CO
4737 Crystal Brook Drive		
Antioch, TN 37013		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, JAMES BENJAMIN ROWLAND, do hereby transfer, release, and convey any and all of my right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JAMES BENJAMIN ROWLAND and KRISTY KAY ROWLAND, Co-Trustees of the ROWLAND REVOCABLE TRUST dated September 23, 2026 (Grantees), and any amendments thereto, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of The plan of Section Three, Honey Brook Subdivision, a Residential Planned Unit Development of record in Plat Book 7900, Page 379 and 380, 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 JAMES BENJAMIN ROWLAND, a single man, from OPENDOOR PROPERTY TRUST I, a Delaware statutory trust, by Warranty Deed of record in Instrument #20220324-0034186, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or

zoning regulations; (2) current property taxes and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

The legal description is taken from the prior deed of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

The improved property is known as 4737 Crystal Brook Drive, Antioch, Tennessee 37013.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on September 23, 2026.

JAMES BENJAMIN ROWLAND

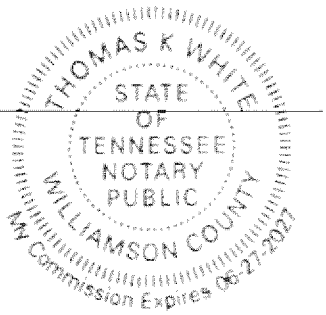
STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES BENJAMIN ROWLAND, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this September 23, 2026.

NOTARY PUBLIC

My Commission Expires:



TRUE COPY CERTIFICATION

I, THOMAS K. WHITE, 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 23, 2026

THOMAS K. WHITE, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 23rd day of September, 2026.

PARKER T. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029

Notary Public

My Commission Expires: 06-05-2029