Karen Johnson Davidson County
Batch# 1478294 DEEDWARR
09/28/2026 12:42:30 PM 6 pgs
Fees: $33.00 Taxes: $1,281.31
20260928-0089584

Send tax bills to:
OPENDOOR PROPERTY J, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W WASHINGTON ST, SUITE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY J, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W WASHINGTON ST, SUITE 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-523307

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

Map parcel number: 150-08-0-158-00

WARRANTY DEED

This Deed executed this 8th day of September 20 26, for good consideration of **Three Hundred Forty-Six Thousand Three Hundred and 00/100 Dollars ($346,300.00)**, I (We) **GERALD J. NELSON, UNMARRIED,** whose mailing address is 243 THORNE WOOD LANE, HAMPTON, GA 30228, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 1295 W WASHINGTON ST, SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to Gerald J. Nelson and Loretta A. Nelson by Deed dated 01/04/2007, and recorded on 01/17/2007 as Instrument No., 20070117-006707 in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

Affidavits of Facts Concerning Identity of Heirs for Loretta A. Nelson who departed on January 31, 2015 will be filed and recorded simultaneously herewith in the DAVIDSON County, Tennessee.

APN: 150-08-0-158-00
Property Address: 1100 BURLINGAME CT, ANTIOCH, TN 37013
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 8th day of September, 20 26.

GERALD J. NELSON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 8th day of September, 20 26, before me personally appeared **GERALD J. NELSON,** 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)

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9-5-2028

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 424 on the Plan of Somerset, of record in Plat Book 6900, Pages 690 and 691, Register's Office for said County, to which reference is made for a more complete description.

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 $ **346,300.00** 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 **8th** 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: **1100 Burlingame Court, Antioch, TN 37013**

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 9/8/2026 (date of document).

C Palladino
Affiant Signature

9/8/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 8th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

