Karen Johnson Davidson County
Batch# 1478311 DEEDWARR
09/28/2026 01:04:30 PM 5 pgs
Fees: $28.00 Taxes: $1,663.89
20260928-0089604

Send tax bills to:
OPENDOOR PROPERTY TRUST I
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

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. OES-784587

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

Map parcel number: 091-09-0-128-00

WARRANTY DEED

This Deed executed this 4th day of September 2026, for good consideration of **Four Hundred Forty-Nine Thousand Seven Hundred and 00/100 Dollars ($449,700.00)**, I (We) **MARGARET A. RICHARDS, JOINED BY SPOUSE WILLIAM C. NICHOLAS GLEASON,** whose mailing address is 5914 DEAL AVE, NASHVILLE, TN 37209, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** 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 MARGARET A RICHARDS, SINGLE WOMAN FROM PATRICK A. MILLIUS AND WIFE, CELEESTE C. MILLIUS BY DEED DATED 02/14/2014, AND RECORDED ON 03/10/2014, AS INSTRUMENT NO. 20140310-0019744, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

APN: 091-09-0-128-00
Property Address: 5914 DEAL AVE, 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.

WITNESS the hands and seal of said Grantors this 4th day of September, 2026.

Margaret A. Richards
MARGARET A. RICHARDS

William C. Nicholas Gleason
WILLIAM C. NICHOLAS GLEASON

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 4th day of September, 2026, before me personally appeared **MARGARET A. RICHARDS AND WILLIAM C. NICHOLAS GLEASON,** 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)

Loretta L. Peters
Notary Public Loretta L. Peters
My Commission Expires: 9/24/2026

LORETTA L. PETERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee:

The westerly 50 feet on Lot No. 48, on the Map of T. M. Nall's Subdivision of Lots 19 and 20 of the B. F. Cockrell Lands, as shown recorded in Plat Book 421, Page 63 in the Register's Office of Davidson County, Tennessee, to which reference is made for a more particular description of said property.

Said part of Lot 48 fronts 50 feet on the northerly side of Deal Avenue and extends back northwardly between parallel lines 177 feet to a dead line.

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 $ **449,700.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

C 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: **5914 Deal 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

