Karen Johnson Davidson County
Batch# 1479103 DEEDWARR
10/01/2026 10:32:30 AM 6 pgs
Fees: $33.00 Taxes: $773.18
20261001-0090538

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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
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-623302

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

Map parcel number: 042-11-0A-021-00

WARRANTY DEED

This Deed executed this 25 day of September 20 26, for good consideration of **Two Hundred Eight Thousand Nine Hundred Sixty-Six and 45/100 Dollars ($208,966.45)**, I (We) **JACKIE ROBINSON BILBREW, JOINED BY SPOUSE JUDY BILBREW** whose mailing address is 401 COLUMBUS TRACE CT, MADISON, TN 37115, 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

APN: 042-11-0A-021-00

Property Address: 1021 HERITAGE DR, MADISON, TN 37115
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 25 day of September, 20 26.

JACKIE ROBINSON BILBREW

JUDY BILBREW

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 25 day of September, 20 26, before me personally appeared) **JACKIE ROBINSON BILBREW and JUDY BILBREW** 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)

ALBERT L THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Notary Public
My Commission Expires: 11/5/2029

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: A part of Heritage Village Condominium tract as shown per plat made Exhibit One hereto of record in Plat Book 4675, at page 46, of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being: Unit No. 1021 on the said section plat together with the carport designated number 1021, a family unit type No. B, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to Heritage Village Condominium, including the Plan and the Administrative By-Laws thereunto and attached and exhibited, recorded in Book 4758, page 179, of the Register's Office of Davidson County, Tennessee, as amended in Book 4808, page 829, of the Register's Office of Davidson County, Tennessee.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: ROGERS INVESTMENT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY GRANTEE: JACKIE ROBINSON BILBREW DATED: 04/09/2021 RECORDED: 04/12/2021 DOC#/BOOK-PAGE: 20210412-0047892 / NA

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 $ **208,966.45** 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 **25th** 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: **1021 Heritage Drive, Madison, TN 37115**

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 9/25/2026 (date of document).

C Palladino
Affiant Signature

9/25/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 25th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

