Karen Johnson Davidson County
Batch# 1479136 DEEDWARR
10/01/2026 11:09:30 AM 5 pgs
Fees: $28.00 Taxes: $1,207.08
20261001-0090577

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-411575

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

Map parcel number: 119-06-0-137-00

WARRANTY DEED

This Deed executed this 27th day of SEPTEMBER 2026, for good consideration of **Three Hundred Twenty-Six Thousand Two Hundred Thirty-Nine and 00/100 Dollars ($326,239.00)**, I (We) **KEVIN EUGENE DUKE, MARRIED** whose mailing address is 1989 GATLIN DR., NASHVILLE, TN 37210, 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 Kevin Eugene Duke from Kevin Eugene Duke, executor of the estate of Robin Nicole Davenport by Deed dated 10/28/2025, and recorded on 11/04/2025, as Instrument No. 20251104-0087633, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 119-06-0-137-00
Property Address: 76 PEACHTREE ST., NASHVILLE, TN 37210

The property described herein is not the homestead or primary residence of KEVIN EUGENE DUKE. Their homestead addresses are referenced above.

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 27th day of SEPTEMBER, 20 26.

KEVIN EUGENE DUKE

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 27th day of September, 20 26, before me personally appeared **KEVIN EUGENE DUKE** 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)

J. WARREN EVANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: May 8, 2028

My Commission Expires
May 8, 2028

OATH OF VALUE STATEMENT

STATE OF
COUNTY OF

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $326,239.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 27th day of September, 2026

OFFICIAL SEAL
Alesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Notary Public
My commission expires: 9·21·2029
SEAL

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: Beginning on the Northerly Margin of Peachtree Street, at the Southeast Corner of Lot 119 on the Plan of Sterling Heights, Section 5, as of Record in Book 1835, Page 37, Registers office of Said County, Thence with the Eastern Boundary Line of Said Lot No. 119, North 0 Deg. 10' East 160 Feet to a Point in the Southerly Boundary Line of Lot No. 210 on Said Plan; Thence South 89 Deg 50' East 75 Feet; Thence Southerly 160 Feet to the Northerly Margin of Peachtree Street, Thence with the Same, North Deg 89 50' West 75 Feet to the Beginning.

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 9/27/2026 (date of document).

CPalladino
Affiant Signature

9/27/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 27th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

