Karen Johnson Davidson County
Batch# 1479163 DEEDWARR
10/01/2026 11:25:30 AM 5 pgs
Fees: $28.00 Taxes: $1,663.89
20261001-0090610

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

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON STREET, STE. 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-886788/

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

Map parcel number: 172-12-0B-249-00

WARRANTY DEED

This Deed executed this 18th day of September 2026, for good consideration of **Four Hundred Forty-Nine Thousand Seven Hundred and 00/100 Dollars ($449,700.00)**, I (We) **ARYAN RASUL IBRAHIM, UNMARRIED** whose mailing address is 13690 OLD HICKORY BLVD, ANTIOCH, TN 37013, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON STREET, STE. 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Situated in the County of Davidson, State of Tennessee: Land in Davidson County, Tennessee, being Lot No. 511, on the Plan of Bradford Hills, a Planned Unit Development, Section Ten, of record in Book 7900, Page 495, and a Surveyor's Certificate of Correction in Book 9219, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: HAILEE L. COOMER AND DOUGLAS J. COOMER, WIFE AND HUSBAND GRANTEE: ARYAN RASUL IBRAHM, A MARRIED MAN (INCORRECTLY STATED AS MARRIED) DATED: 01/17/2017 RECORDED: 01/18/2018 DOC#/BOOK-PAGE: 20180118-0005448 / NA

APN: 172-12-0B-249-00
Property Address: 705 WINTER COURT, NASHVILLE, TN 37211
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 18th day of September, 2026.

Aryan Rasul Ibrahim

ARYAN RASUL IBRAHIM

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 18th day of September, 2026, before me personally appeared **ARYAN RASUL IBRAHIM** 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)

Notary Public
My Commission Expires: 01/25/2029

Brion Lawlor
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 25-9552-01
Expires January 25, 2029

Notarized remotely using audio-video communication technology via Proof.

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 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 18 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:
705 Winter Court, Nashville, TN 37211 (Davidson)

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 09/18/2026 (date of document).

C Palladino
Affiant Signature

09/18/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 18 day of SEPTEMBER, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

