Karen Johnson Davidson County
Batch# 1479187 DEEDWARR
10/01/2026 11:52:30 AM 6 pgs
Fees: $33.00 Taxes: $1,514.04
20261001-0090650

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:
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-160857

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

Map parcel number: 049-14-0A-010-00

WARRANTY DEED

This Deed executed this 21st day of September 20 26, for good consideration of **Four Hundred Nine Thousand Two Hundred and 00/100 Dollars ($409,200.00)**, I (We) **GEORGE BERRY, UNMARRIED** whose mailing address is 576 GREEN LN, WHITES CREEK, TN 37189, 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: 049-14-0A-010-00
Property Address: 576 GREEN LN, WHITES CREEK, TN 37189
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 21st day of September, 20 26.

George Berry

GEORGE BERRY

STATE OF Virginia)
) SS.
COUNTY OF Prince William)

On this 21st day of September, 20 26, before me personally appeared **GEORGE BERRY** 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)

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC ·

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Lucious Morris White Jr

Notary Public
My Commission Expires: 09/30/2028

Notarized remotely online using communication technology via Proof.

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: Being all of Lot No. 10, Vista, according to plat and survey appearing of record in Instrument Number 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: OLE SOUTH PROPERTIES, INC., A TENNESSEE CORPORATION GRANTEE: GEORGE BERRY, UNMARRIED MAN DATED: 07/31/2017 RECORDED: 08/03/2017 DOC#/BOOK-PAGE: 20170803-0078983 / 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 $ 409,200 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

CPalladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 21 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:
576 Green Lane, Whites Creek, TN 37189 (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 09/21/2026 (date of document).

C Palladino
Affiant Signature

09/21/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 21 day of SEPTEMBER, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

