Karen Johnson Davidson County
Batch# 1482892 DEEDWARR
10/09/2026 01:26:30 PM 5 pgs
Fees: $28.00 Taxes: $1,048.95
20261009-0093173

Send tax bills to:
EMAD AZER, MINA GABRA AND KIROLOS FLIMOON
303 North Main St
Ashland City, TN 37015

Name and address of new owner:
EMAD AZER, MINA GABRA AND KIROLOS FLIMOON
303 North Main St
Ashland City, TN 37015

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 637597
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 059-08-0-190-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

EMAD AZER, MARRIED (AS TO AN UNDIVIDED 50% INTEREST), whose mailing address 303 North Main St, Ashland City, TN 37015 AND MINA GABRA, MARRIED (AS TO AN UNDIVIDED 25% INTEREST), whose mailing address is 84 Suggs Dr, Lebanon, TN 37087 AND KIROLOS FLIMOON, SINGLE, (AS TO AN UNDIVIDED 25% INTEREST), whose mailing address is 5060 Cherrywood Dr, Nashville, TN 37211, AS TENANTS IN COMMON,

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 7 day of OCTOBER, 20 26, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Whitney Pham
Title: Authorized Signatory

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, Jonathan Sellers, a Notary Public in and for said County and State, Whitney Pham, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7 day of OCTOBER, 20 26.

_____
Notary Public

Printed Name: Jonathan Sellers

My Commission Expires: 3/10/2030

OFFICIAL SEAL
JONATHAN SELLERS
NOTARY PUBLIC-GEORGIA
BARROW COUNTY
My Comm. Expires March 10, 2030

EXHIBIT "A"
Legal Description

Situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Phase Two Claymille Station of record in Plat Book 6900, Page 626, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same Property conveyed from ROBIN DANIELS, UNMARRIED, to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, of record in Instrument No. 20260227-0015750, Recorded on 02/27/2026, in the Register's Office for DAVIDSON County Records.

TAX PARCEL ID/APN (For informational purposes only): 059-08-0-190-00
MORE COMMONLY KNOWN AS: 2976 CLAYMILLE BOULEVARD, NASHVILLE, TN 37207

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 $ 283,500 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 7 day of OCTOBER , 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: 2976 Claymille Boulevard, Nashville, TN 37207 (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 10/7/2026 (date of document).

C Palladino
Affiant Signature

10/7/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 7 day of OCTOBER, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

