Karen Johnson Davidson County
Batch# 1483110 DEEDWARR
10/12/2026 09:59:30 AM 6 pgs
Fees: $33.00 Taxes: $6,795.78
20261012-0093480

Send tax bills to:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
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-626427

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

Map parcel number: 145 10 0 055.00

WARRANTY DEED

This Deed executed this 30th day of September 20 26, for good consideration of **One Million Eight Hundred Thirty-Six Thousand Six Hundred Ninety-Eight and 32/100 Dollars ($1,836,698.32)**, I (We) **JOSEPH P. HELM III AND ANNE MARIE HELM, HUSBAND AND WIFE** whose mailing address is 2202 CRESTMOOR RD, NASHVILLE, TN 37215, hereby bargain, deed, and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** 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: 145 10 0 055.00
Property Address: 1310 OTTER CREEK RD, NASHVILLE, TN 37215
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 30th day of September, 2026.

JOSEPH P. HELM III

JOSEPH P. HELM III

ANNE MARIE HELM

ANNE MARIE HELM

STATE OF Florida)
) SS.
COUNTY OF Broward)

On this 30th day of September, 2026, before me personally appeared **JOSEPH P. HELM III AND ANNE MARIE HELM** 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)

MICHAEL DE PENA
Notary Public - State of Florida
Commission # HH 831579
Expires on September 5, 2030

Notary Public
My Commission Expires: 09/05/2030

ID PRODUCED: DRIVER LICENSE

Notarized remotely online using communication technology via Proof.

Exhibit "A"
Legal Description

Situated in the County of Davidson, State of Tennessee: A certain tract or parcel of land situated in Davidson County, Tennessee, more particularly described as follows: Being part of Lot Number 6 on the unrecorded map of Lots for J.E. Rucker on Granny White Pike and Otter Creek Road; in the City of Forest Hills, and described according to a copy of a survey by Ray G. Cole dated December 2, 1982, as follows: Beginning at a point in the northerly margin of Otter Creek Road; the southwest corner of Lot Number 6; thence with the westerly line of said lot, North 4 degrees East 643.54 feet to an iron pin; thence with the rear line of said lot, South 86 degrees 02 minutes East 263.37 feet to an iron pin; thence with this east line of said lot, South 4 degrees West 367.1 feet to an iron pin; thence North 84 degrees 10 minutes West 200 feet to an iron pin; thence South 4 degrees West 285 feet to a point in the northerly margin of Otter Creek Road; thence with the margin of same, North 84 degrees 10 minutes West 63.5 feet to the point of beginning, being 2.63 acres, more or less.

BEING THE SAME PROPERTY CONVEYED BY DEED GRANTOR: JACQUELINE K. JONES, AN UNMARRIED WOMAN GRANTEE: JOSEPH P. HELM III AND ANNE MARIE HELM, HUSBAND AND WIFE DATED: 10/15/2021 RECORDED: 10/20/2021 DOC#/BOOK-PAGE: 20211020-0141161 / 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 $ 1,836,698.32 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 30th day of September , 2026 .

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: 1310 Otter Creek Road, Nashville, TN 37215

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 9/30/2026 (date of document).

CPalladino
Affiant Signature

9/30/2026
Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 30th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

