Karen Johnson Davidson County
Batch# 1483950 DEEDWARR
10/15/2026 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20261015-0094538

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-4196

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Allyson Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 13th day of October, 2026

Jennifer L. Pennell
Notary Public

Commission Expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-29-2030

Address of New Owner	Send Tax Bills To:	Map & Parcel
Theresa Giannone and Tara Daniel 3217 Penn Meade Way Nashville, TN 37214	New Owner	052-13-0B-409.00-CO 052-13-0B-409.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Opendoor Property J, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Theresa Katherine Giannone, a married woman and Tara Nicole Daniel, a married woman , as tenants by the entirety

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson county being Lot 24 on the Plan of River Glen Phase 6, of record in Instrument Number 20050602-0062805, and a part of the Horizontal Property Regieme of River Glen, a horizontal property regieme created under a Master Deed and By-Laws of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 6 is submitted by Declaration of Submission of Record as Instrument Number 20050713-0081132, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Kimberly R. Collins, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20060111-0004165 Register's Office for Davidson County, Tennessee, dated December 30, 2005 and recorded on January 11, 2006.

Being the same property conveyed to Opendoor Property J, LLC, a Delaware Limited Liability Company by Warranty Deed from Kimberly R. Collins, unmarried of record in Instrument No. 20260702-0059966 Register's Office for Davidson County, Tennessee, dated June 29, 2026 and recorded on July 02, 2026.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3217 Penn Meade Way, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of October, 2026.

Opendoor Property J, LLC, a Limited Liability Company
By: Brianna Bourne
Name: Brianna Bourne
Title : Authorized Signatory

~~STATE OF TENNESSEE~~
~~COUNTY OF WILLIAMSON~~
State of Arizona
County of Maricopa

Before me, Logan Roy Wagner of the state and county mentioned, personally appeared Opendoor Property J, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authsigner of Opendoor Property J, LLC, the within named bargainor, a Limited Liability Company, and that such Opendoor Property J, LLC as such Authsigner, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signatory

I, Brianna Bourne, Authsigner of Brianna Bourne of

Witness my hand and seal, at office in Tempe, AZ, this 9th day of October, 2026.

Notary Signature
Public
Printed Name: Logan Roy Wagner
My commission expires: June 24th 2029

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 Oct 9, 26 (date of document).

Jennifer Pennell

Oct 14, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Oct 14, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal