Karen Johnson Davidson County
Batch# 1395120 DEEDWARR
03/19/2026 12:24:30 PM 4 pgs
Fees: $23.00 Taxes: $1,441.52
20260319-0021981

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. 604612

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

Map parcel number: 15004003000

WARRANTY DEED

This Deed executed this 18 day of MARCH 2026, for good consideration of Three Hundred Eighty-Nine Thousand Six Hundred and 00/100 Dollars ($389,600.00), I (We) **RONALD E. HARDING AND JACQUELINE E. HARDING, HUSBAND AND WIFE, AS JOINT TENANTS** whose mailing address is 8104 ROCKY FORK, SMYRNA, TN 37167, 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:

Land in Davidson County, Tennessee, being Lot No. 529, on the Plan of Kensington of Priest Lake, Section One-B, as shown on plat of record in Plat Book 6250, page 150, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tommie C. Sweeney by Warranty Deed from Daniel G. Latham, and wife, and Veralyn Latham of record in Instrument No. 20061222-0158493 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on December 22, 2006.

Being the same property conveyed to Ronnie E. Harding, Jacqueline E. Harding and Tommie C. Sweeney, as joint tenants with the right of survivorship by Quitclaim Deed from Tommie C. Sweeney, an unmarried person of record in Instrument No. 20070618-0072531 Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on June 18, 2007, Affidavit - Death of Joint Tenants recorded in Instrument No. 20180329-0029257.

Being the same property conveyed to Ronald E. Harding and Jacqueline E. Harding, husband and wife, as joint tenants by Quitclaim Deed from Ronald E. Harding, who Acquired Title as Ronnie E. Harding, Jacqueline E. Harding, and Tommie C. Sweeney, who Passed away on 09/22/2007, as joint tenants with the right of survivorship of record in Instrument No. 20180329-0029258 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 29, 2018.

APN: 15004003000
Property Address: 3117 WINDSOR GREEN DRIVE, ANTIOCH, TN 37013
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.

WITNESS the hands and seal of said Grantors this 18 day of MARCH, 2026.

Ronald E. Harding
RONALD E. HARDING

Jacqueline E. Harding
JACQUELINE E. HARDING

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON)

On this 18 day of MARCH, 2026, before me personally appeared **RONALD E. HARDING AND JACQUELINE E. HARDING** 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: 10/21/2028

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 $ 389,600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF GWINNETT

Sworn to before me, this 18th day of March , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address: 3117 Windsor Green Drive, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 3/18/2026 (date of document).

Cynthia Brown
Affiant Signature

3/18/2026
Date

State of GA

County of Gwinnett

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

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

