Karen Johnson Davidson County
Batch# 1403308 DEEDWARR
04/08/2026 10:32:30 AM 5 pgs
Fees: $28.00 Taxes: $1,770.45
20260408-0028307

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. 613459

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

Map parcel number: 098-09-0A-041.00-CO

WARRANTY DEED

This Deed executed this 2nd day of April 20 26, for good consideration of Four Hundred Seventy-Eight Thousand Five Hundred and 00/100 Dollars ($478,500.00), I (We) **NDIDI EDITH URUEGBE, ALSO KNOWN AS NDIDI E. URUEGBE, SINGLE,** whose mailing address is 842 HARRISBURG LANE, MOUNT JULIET, TN 37122, 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: 098-09-0A-041.00-CO
Property Address: 517 SCHOONER COVE, HERMITAGE, TN 37076
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 Grantor this 2nd day of April, 20 26.

Ndidi Edith Uruegbe AKA Ndidi E. Uruegbe

NDIDI EDITH URUEGBE A/K/A NDIDI E. URUEGBE

STATE OF Virginia)
) SS.
COUNTY OF Loudoun)

On this 2nd day of April, 20 26, before me personally appeared **NDIDI EDITH URUEGBE A/K/A NDIDI E. URUEGBE** 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 ·

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2028

Notary Public Gloria Asare
My Commission Expires: 12/31/2028

Reg #: 7901547

Electronic Notary Public

Notarized remotely online using communication technology via Proof.

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot No. 128, on the plan of Phase 3B, Lakeshore, of record in Plat Book 7900, Page 677, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ndidi Edith Uruegbe, a single woman by Warranty Deed from Rodger M. Harris and Rebecca T. Harris of record in Instrument No. 20181220-0124029 Register's Office for Davidson County, Tennessee, dated December 14, 2018, and recorded on December 20, 2018.

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 $ 478,500.00 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 2nd day of April , 2026.

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

Property address: 517 Schooner Cove, Hermitage, TN 37076

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 4/2/2026 (date of document).

Cynthia Brown
Affiant Signature

4/2/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 2nd day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

