Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 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

Karen Johnson Davidson County
Batch# 1419949 DEEDWARR
05/13/2026 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,037.48
20260513-0043173

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 618771

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

Map parcel number: 15002024100

WARRANTY DEED

This Deed executed this 12th day of May 20 26, for good consideration of **Two Hundred Eighty Thousand Four Hundred and 00/100 Dollars ($280,400.00)**, I (We) **TU ANH NGUYEN, A MARRIED MAN, attesting to the fact that the subject property is not and has never been my primary residence or that of my spouse** whose mailing address is 4046 ARROWLEAF LANE, NASHVILLE, TN 37211, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST, STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 149-A on the Plan of Harbor Gate, Section 2, ZLD of Lots 148 - 154 of record in Plat Book 6900, Page 251, amending Book 6250, page 33, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tu Anh Nguyen, a single man by Warranty Deed from Kyera York and Jordan York, wife and husband of record in Instrument No. 20170705-0067465 Register's Office for Davidson County, Tennessee, dated June 30, 2017 and recorded on July 05, 2017.

APN: 15002024100
Property Address: 1109 MARY EVELYN COURT, NASHVILLE, TN 37217
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 12th day of May, 2026.

Tu Anh Nguyen

TU ANH NGUYEN

STATE OF Florida)
) SS.
COUNTY OF Highlands)

On this 12th day of May, 20 26, before me personally appeared **TU ANH NGUYEN,** 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)

CHRIS ALLEN ADAMS JR.
Notary Public - State of Florida
Commission # HH276803
Expires on June 16, 2026

Chris Allen Adams Jr.
Notary Public
My Commission Expires: 06/16/2026 HH276803

Provided Drivers License for proof of ID

Notarized remotely online using communication technology via Proof.

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 $ 280,400.00 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 12th day of May , 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: 1109 Mary Evelyn Court, Nashville, TN 37217

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 5/12/2026 (date of document).

Cynthia Brown
Affiant Signature

5/12/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 12th day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

