Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD., SUITE 1600
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# 1248031 DEEDWARR
03/19/2025 11:47:30 AM 6 pgs
Fees: $33.00 Taxes: $894.29
20250319-0019706

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 576366

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

Map parcel number: 122010A34900CO

WARRANTY DEED

This Deed executed this 14th day of March 20 25, for good consideration of **Two Hundred Forty-One Thousand Seven Hundred and 00/100 Dollars ($241,700.00)**, I (We) **STEPHANIE WILCOX F/K/A STEPHANIE TOWNSEND, SURVIVNG JOINT TENANT OF PHILIP H. WILCOX WHO DEPARTED THIS LIFE ON 10/30/2014, A MARRIED WOMAN, HEREIN JOINED BY SPOUSE, MICHAEL HUSSEY** whose mailing address is 3818 CROSS CREEK RD., NASHVILLE, TN 37215, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Being the same premises conveyed to STEPHANIE TOWNSEND, MARRIED, PHILIP H. WILCOX, MARRIED AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP from OLE SOUTH PROPERTIES, INC. by Deed dated 05/02/2003, and recorded on 05/28/2003, as Instrument No., 20030528-0072072, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 122010A34900CO
Property Address: 218 BUCK RUN DRIVE, NASHVILLE, TN 37214
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 14th day of March, 20 25.

Stephanie Wilcox
STEPHANIE WILCOX

Michael Hussey
MICHAEL HUSSEY

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade)

On this 14th day of March, 20 25, before me personally appeared **STEPHANIE TOWNSEND AND MICHAEL HUSSEY**, 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.

Acknowledged before me on 03/14/2025 by Stephanie Wilcox

(Seal) and Michael Hussey produced TN drivers license

EDGY SLANDEL ELIACIN
Notary Public - State of Florida
Commission # HH 610722
Expires on November 7, 2028

Edgy Slandel Eliacin
Edgy Slandel Eliacin
Notary Public
My Commission Expires: 11/07/2028

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

Land in Davidson County, Tennessee being Unit No. 16 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B"appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

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 $ 241,700.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 14th day of March , 2025 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address:

218 Buck Run Drive, Nashville, TN 37214

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 03/14/2025 (date of document).

Affiant Signature

03/14/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 14th day of March, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027