Send tax bills to:
NATHAN LANCASTER NICHOL and ANASTASIA GAIL PUMPHREY
7221 SANTEELAH WAY
ANTIOCH, TN 37013

Name and address of new owner:
NATHAN LANCASTER NICHOL and ANASTASIA GAIL PUMPHREY
7221 SANTEELAH WAY
ANTIOCH, TN 37013

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# 1267678 DEEDWARR
05/02/2025 12:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,879.60
20250502-0034150

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 582052

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

Map parcel number: 181-03-0A-179-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

NATHAN LANCASTER NICHOL, UNMARRIED, and ANASTASIA GAIL PUMPHREY, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 30 day of APRIL, 2025, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Aimee Frayre
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Aimee Frayre, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 30 day of APRIL, 2025.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

EXHIBIT "A"
Legal Description

Land lying in Davidson County, Tennessee, being Lot No. 179 on the Plan of Section Three, Indian Creek Estates, of record in Plat Book 9700, Page 817, Register's Office for Davidson County, Tennessee, to which Plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Julie Anne Marlin, Trustee of the Julie Anne Marlin Living Trust, established by the Revocable Trust Agreement of Julie Anne Marlin dated July 18, 2024, (an undivided one-half (1/2) tenants in common interest) and Gary Francis Thielman, Trustee of the Gary Francis Thielman Living Trust, established by the Revocable Trust Agreement of Gary Francis Thielman dated July 18, 2024 (an undivided one-half (1/2) tenants in common interest) of record in Instrument No. 20250207-0009451 Register's Office for Davidson County, Tennessee, dated February 06, 2025 and recorded on February 07, 2025.

TAX PARCEL ID/APN (For informational purposes only): 181-03-0A-179-00
MORE COMMONLY KNOWN AS: 7221 SANTEELAH WAY, ANTIOCH, TN 37013

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 $ 508000.00 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 30 day of APRIL , 20 25 .

NOTARY PUBLIC
My Commission Expires:

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 7221 Santeelah Way, Antioch, TN 37013

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 APRIL 30 2025 (date of document).

Affiant Signature

APRIL 30 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 30 day of APRIL, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

