Send tax bills to:
CARL C. ANTHONY, SINGLE
218 BUCK RUN DRIVE
NASHVILLE, TN 37214

Karen Johnson Davidson County
Batch# 1300015 DEEDWARR
07/21/2025 09:49:30 AM 5 pgs
Fees: $28.00 Taxes: $999.00
20250721-0057125

Name and address of new owner:
CARL C. ANTHONY, SINGLE
218 BUCK RUN DRIVE
NASHVILLE, TN 37214

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 600, BUILDING 700
DULUTH, GA 30096
File No. 589620

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 122010A349-00CO

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, **CARL C. ANTHONY, SINGLE,** the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

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 17 day of JULY, 20 25, 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: Kylie Ottney
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Kylie Ottney, 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 17 day of JULY, 20 25.

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-~~2025~~ 2029

EXHIBIT "A"

Legal Description

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.

Being the same property conveyed to Stephanie Townsend, married, Philip H. Wilcox, married as joint tenants with rights of survivorship by Warranty Deed from Ole South Properties, Inc of record in Instrument No. 20030528-0072072 Register's Office for Davidson County, Tennessee, dated May 02, 2003 and recorded on May 28, 2003.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Stephanie Wilcox F/K/A Stephanie Townsend, Surviving Joint Tenant of Philip H. Wilcox Who Departed this life on 10/30/2014, a married woman, herein Joined by Spouse, Michael Hussey of record in Instrument No. 20250319-0019706 Register's Office for Davidson County, Tennessee, dated March 14, 2025 and recorded on March 19, 2025.

TAX PARCEL ID/APN (For informational purposes only): 122010A349-00CO
MORE COMMONLY KNOWN AS: 218 BUCK RUN DRIVE, NASHVILLE, TN 37214

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 $ 270,000 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 17 day of JULY , 20 25 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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 07/17/2025 (date of document).

Affiant Signature

07/17/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 17 day of JULY, 20 25.

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