Send tax bills to:
CAMERON KELLY AND AMY KELLY
739 LONGHUNTER COURT
NASHVILLE, TN 37217

Name and address of new owner:
CAMERON KELLY AND AMY KELLY
739 LONGHUNTER COURT
NASHVILLE, TN 37217

Karen Johnson Davidson County
Batch# 1302895 DEEDWARR
07/28/2025 11:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,842.60
20250728-0059374

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 400, BUILDING 700
DULUTH, GA 30096
File No. 589921

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

Map parcel number: 155080B06300CO

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, **CAMERON KELLY AND AMY KELLY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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 25th 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 25th 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 Lot No. 63 on the Plan of Subdivision for Phase 1 of South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 63, which is a corner lot, fronts 80.00 feet on the Westerly margin of South Riverbend Ct. and fronts 75.68 feet on the broken Northerly margin of South Riverbend Drive, said frontages being joined by a curve having a length of 40.99 feet, and extends back 96.93 feet on the Westerly line and 86.55 feet on the Northerly line to a point of intersection.

Being the same property conveyed to Michael F. Langreck and spouse, Lucille K. Langreck by Warranty Deed from Kurt H. Schindler, a single person of record in Book 9460, page 515, Register's Office for Davidson County, Tennessee, dated September 08, 1994 and recorded on September 09, 1994.

Being the same property conveyed to Michael F. Langreck by Quitclaim Deed from Lucille K. Langreck of record in Instrument No. 20230228-0013813 Register's Office for Davidson County, Tennessee, dated February 24, 2023 and recorded on February 28, 2023.

Being the same property conveyed to Michael Kent Langreck, sole heir at law of Michael Forrest Langreck by Quitclaim Deed from Michael Kent Langreck, individually and as Administrator for the Estate of Michael Forrest Langreck (appointed in Probate Court Case number 24P-267, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) of record in Instrument No. 20240408-0024853 Register's Office for Davidson County, Tennessee, dated April 05, 2024 and recorded on April 08, 2024.

And also see Affidavit of Heirship Recorded on April 08, 2024, in Instrument No. 20240408-0024852.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Michael Kent Langreck, married sole heir at law of Michael Forrest Langreck of record in Instrument No. 20240415-0026566 Register's Office for Davidson County, Tennessee, dated April 11, 2024 and recorded on April 15, 2024.

TAX PARCEL ID/APN (For informational purposes only): 155080B06300CO
MORE COMMONLY KNOWN AS: 601 SOUTH RIVERBEND COURT, NASHVILLE, TN 37221

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 $ 498,000.00 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 25th day of July , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 601 South Riverbend Court, Nashville, TN 37221

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 July 25, 2025 (date of document).

Affiant Signature

July 25, 2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 25th 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