Karen Johnson Davidson County
Batch# 1353947 DEEDWARR
12/04/2025 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.06
20251204-0096613

ANNA N. DOLAN TENNESSEE NOTARY PUBLIC My Comm Exp. July 17, 2028 COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $323,800.00 Affiant Subscribed and sworn to before me, this 4th day of December, 2025. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
OPENDOOR PROPERTY TRUST I	**New Owner**	**108-04-0A-033.00CO**
1295 W. Washington St., Ste. 115		
Tempe, AZ 85281		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Quania N. Johnson, an unmarried woman,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Opendoor Property Trust I, a Delaware statutory trust,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Section Two, Villages of Larchwood of record in Plat Book 7900, Page 326, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Quania N. Johnson a/k/a Quania Johnson, by Quitclaim Deed from Taurus Dejuane Johnson a/k/a Taurus Johnson, pursuant to divorce, of record in Instrument No. 20220714-0080876, dated July 8, 2022, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 7900, Page 326, Register's Office for Davidson, Tennessee.
c. Charter for Homeowners Association of record in Book 8376, Page 933, in the Register's Office for Davidson County, Tennessee.
d. Deed of common areas to Homeowners Association of record in Book 8400, Page 677 and Book 8543, Page 303, in the Register's Office for Davidson County, Tennessee.
e. PUD Boundary of record in Plat Book 7900, Pages 104 and 105, in the Register's Office for Davidson County, Tennessee.
f. Restrictions in deed of record in Book 6435, Page 189, in the Register's Office for Davidson County, Tennessee.
g. Deed of Conveyance for Sanitary Sewer of record in Book 8541, Page 155, in the Register's Office for Davidson County, Tennessee.
h. Deed of Conveyance for Water Main of record in Book 8541, Page 159, in the Register's Office for Davidson County, Tennessee.
i. Restrictive covenants contained in an instrument of record in Book 8067, Page 792, amended in Book 8150, Page 765 and Book 8495, Page 747, Register's Office for Davidson County, Tennessee.
j. Subject to rights of others in and to common areas/elements.
k. Subject to lien for special assessment contained in DCCR's/Master Deed.
l. Subject to HOA dues- if any.
m. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 805 Carlisle Court North, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 4th day of December, 2025.

Quania N. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Quania N. Johnson,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2025.

Notary Signature
My commission expires:

Russell J. McCann
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/28/2029
WILLIAMSON COUNTY

File No.: **25-554**

Certificate of Authenticity

I, Russell J. McCann, 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

12/4/25.

Date

Affiant Signature

December 4, 2025

State of TN
County of Williamson

Sworn to and subscribed before me this 4th day of December, 2025

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY