Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, SUITE 115
TEMPE, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, SUITE 115
TEMPE, AZ 85281

Karen Johnson Davidson County
Batch# 1360325 DEEDWARR
12/19/2025 03:17:30 PM 5 pgs
Fees: $28.00 Taxes: $1,709.40
20251219-0101150

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 230 BUILDING 700
DULUTH, GA 30096
File No. 602404

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

Map parcel number: 155100A08900CO

WARRANTY DEED

This Deed executed this 16th day of December 20 25, for good consideration of **Four Hundred Sixty-Two Thousand and 00/100 Dollars ($462,000.00)**, I (We) **THOMAS A. WOODS, II, MARRIED, HEREIN JOINED BY SPOUSE, MOLLY WOODS** whose mailing address is 2418 BEVERLY GAIL DR., PLEASANT VIEW, TN 37146, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST, SUITE 115, TEMPE, AZ 85281, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot(s) 92, as shown on the map entitled McCrory Trace Estates, of record in Plat Book 6900, Pages 720-723 and corrected by Surveyor's Correction of record in Book 7825, Page 429, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas A. Woods II, unmarried by Warranty Deed from Bart Lowe and Amy Lowe, Husband and Wife of record in Instrument No. 20180216-0015218 Register's Office for Davidson County, Tennessee, dated February 12, 2018 and recorded on February 16, 2018.

Being the same premises conveyed to THOMAS A. WOODS, II, UNMARRIED from BART LOWE AND AMY LOWE, HUSBAND AND WIFE by Deed dated 2/12/2018, and recorded on 2/16/2018, as Instrument No. 20180216-0015218, in Book N/A, Page N/A, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

APN: 155100A08900CO

Property Address: 8432 INDIAN HILLS DRIVE, NASHVILLE, TN 37221
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 16th day of December, 20 25.

Thomas A. Woods, II

THOMAS A. WOODS II

Molly Woods

MOLLY WOODS

STATE OF Nevada)
) SS.
COUNTY OF Clark)

On this 16th day of December, 20 25, before me personally appeared **THOMAS A. WOODS II and MOLLY WOODS** 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.
(Seal)

Jeffrey Willis
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 24-3454-01
Expires July 5, 2028

Jeffrey Willis

Notary Public
My Commission Expires: 07/05/2028

Notarized remotely using audio-video communication technology via Proof.

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 $ 462,000.00 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 16th day of December , 20 25 .

NOTARY PUBLIC
My Commission Expires: 04/10/2025

STATE OF GEORGIA NOTARY PUBLIC
LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 8432 Indian Hills Drive, 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 12/16/2025 (date of document).

Affiant Signature

12/16/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 16th day of December, 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