THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260153185** Karen Johnson Davidson County Batch # 1380603 **DEEDWARR** 02/13/2026 10:02:23 AM 2 pgs Fees: $13.00 Taxes: $2,627.00 20260213-0011569	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $710,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2026. Notary Public My Commission Expires:

HOLLY WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abigail E. Gordon 2010B Benjamin Street Nashville TN 37206	New Owner	Tax Parcel ID No. 083 06 0J 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaneika R. Guice and Kevin D. Guice, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Abigail E. Gordon, a single woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, HOMES AT 2010 BENJAMIN STREET, as established in the Declaration of Covenants, Conditions and Restrictions for HOMES AT 2010 BENJAMIN STREET, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106933, Register's Office for Davidson County, Tennessee, and depicted on Exhibit "B" of said Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shaneika R. Guice and Kevin D. Guice, wife and husband, by Warranty Deed from Opendoor Property C LLC, a Delaware Limited Liability Company, of record in Instrument No 20220310-0027894, in the Register's Office of Davidson County, Tennessee, dated February 28, 2022 and recorded on March 10, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF SNEED & HAMILTON'S RESUBDIVISION OF LOTS 2, 3, 7, 8, 9, 10, 15, 16, 17, 18, as recorded in Plat Book 161, Page 149.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20131011-0106933.

Charter for Homes at 2010 Benjamin Street HOA Recorded in Instrument No. 20150526-0048348

This is improved property located at 2010B Benjamin Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of February, 2026.

Shaneika R. Guice

Kevin D. Guice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaneika R. Guice and Kevin D. Guice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2026.

Notary Public

My Commission Expires: 5/8/202

