Send tax bills to:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, STE. 1600
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, STE. 1600
TEMPE, AZ 85288

Karen Johnson Davidson County
Batch# 1270309 DEEDWARR
05/07/2025 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $2,095.68
20250507-0035887

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. 567759

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

Map parcel number: 074160A02200CO

WARRANTY DEED

This Deed executed this 7th day of May, 2025, for good consideration of Five Hundred Sixty-Six Thousand Four Hundred and 00/100 Dollars ($566,400.00), I (We) **ELIZABETH MARIE STRATTA AND JOSEPH JOHN STRATTA, TRUSTEES OF THE STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024, AND ANY AMENDMENTS THERETO,** whose mailing address is 267 PIN HIGH DRIVE, MOUNT JULIET, TN 37122, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** whose mailing address is 410 N SCOTTSDALE RD, STE. 1600, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Elizabeth Marie Stratta and Joseph John Stratta, Trustees of The Stratta Family Community Property Trust dated April 25, 2024, and any amendments thereto by Warranty Deed from Elizabeth M. Stratta and Joseph J. Stratta, wife and husband of record in Instrument No. 20240429-0030612 Register's Office for Davidson County,

Tennessee, dated April 25, 2024 and recorded on April 29, 2024.

APN: 074160A02200CO
Property Address: 6332 YORK DRIVE, HERMITAGE, TN 37076
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.

WITNESS the hands and seal of said Grantors this 7th day of May, 2025.

Elizabeth Marie Stratta, CO-TRUSTEE OF THE STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024

ELIZABETH MARIE STRATTA, CO-TRUSTEE OF THE STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024

Joseph John Stratta, CO-TRUSTEE OF THE STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25 2024

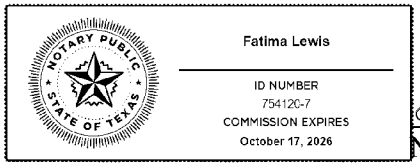
JOSEPH JOHN STRATTA, CO-TRUSTEE OF THE STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024

STATE OF Texas)
) SS.
COUNTY OF Harris)

On this 7th day of May, 2025, before me personally appeared **ELIZABETH MARIE STRATTA,** and **JOSEPH JOHN STRATTA, as CO-TRUSTEEs OF THE STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024** 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.

DRIVER LICENSE

(Seal)



Fatima Lewis
Notary Public , State of Texas
My Commission Expires: 10/17/2026

Electronically signed and notarized online using the Proof platform.

AFFIDAVIT OF VALUE

STATE OF GEORGIA

COUNTY OF GWINNETT

The actual consideration (or value, whichever is greater) for this transfer is

$ 566400.00 .

AFFIANT

Subscribed and sworn to before me, this 7th day of May, 2025.

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC SEAL

ROBYNN MILLER
DeKalb County
My Commission Expires
April 19, 2027

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 May 7, 2025 (date of document).

Affiant Signature

5/7/2025

Date

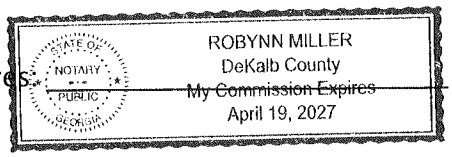
State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 7th day of May, 2025,

Notary's Signature

My Commission Expires:



Notary's Seal (if on paper)