Prepared By ~~& Return To:~~
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
OD-25-3121

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of July, 2025

Notary Public

Commission Expires:

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Karen Johnson Davidson County
Batch # 1296885 DEEDWARR
07/11/2025 12:53:04 PM 2 pgs
Fees: $13.00 Taxes: $1,531.80
20250711-0054809

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rebecca Pichora and Hovig Boyajian 1421 Joe Pyron Drive Nashville, TN 37115	SAME AS NEW OWNER	053-13-0-073.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Opendoor Property Trust I, a Delaware statutory trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Pichora, an unmarried woman and
Hovig Boyajian, an unmarried man as TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

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. 6 on the plan of Phase I, Kimbolton, of record in Plat Book 6900, Pages 276 through 278, as amended in Book 7577, Page 553, 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 the same property conveyed to Diona Gardner, an unmarried woman by Warranty Deed from Kristin L. Holt and husband, Daniel R. Holt of record in Instrument No. 20160606-0056833 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 06, 2016.

Being the same property conveyed to Diona Gardner Moore by Quitclaim Deed from Diona Gardner Moore F/K/A Diona Gardner, an unmarried woman of record in Instrument No. 20220103-0000275 Register's Office for Davidson County, Tennessee, dated December 18, 2021 and recorded on January 03, 2022.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Diona Gardner Moore and Spouse, Marcus Moore of record in Instrument No. 20250414-0028041 Register's Office for Davidson County, Tennessee, dated April 09, 2025 and recorded on April 14, 2025.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-1421

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1421 Joe Pyron Drive, Nashville, TN 37115

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, their heirs and assigns forever; and we so covenant with 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.

Dated this the 7th day of July, 2025.

OPENDOOR PROPERTY Trust I, a Delaware statutory trust
By: Opendoor Labs Inc., as Trust Manager

By: _____

Name: Kyle Otthey
Title: Authorized Signatory

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kyle Otthey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the authorized signor for Opendoor Labs Inc., as the certified Trust Manager for Opendoor Property Trust I, and that he/she is authorized by Opendoor Property Trust I to execute this instrument on its behalf as such per authorized signor policy.

Witness my hand and official seal this 7th day of July, 2025.

_____
Notary Public at Large
My commission expires: _____

(Notary Seal)

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 685238
My Comm. Expires Jun 24, 2029