Karen Johnson Davidson County
Batch# 1338721 DEEDWARR
10/27/2025 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $2,245.90
20251027-0085217

Send tax bills to:
DEIRDRE ANDERSON GIBSON
6332 YORK DRIVE
HERMITAGE, TN 37076
Name and address of new owner:
DEIRDRE ANDERSON GIBSON
6332 YORK DRIVE
HERMITAGE, TN 37076

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. 594128

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY
Map parcel number: 074160A02200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said, **DEIRDRE ANDERSON GIBSON, SINGLE,** the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

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. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs, and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hand this 24 day of OCTOBER, 20 25, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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

By: _____
Name: Sarah Scotia
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Nancy Tcherneshoff, a Notary Public in and for said County and State, Sarah Scotia, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24 day of OCTOBER, 20 25.

_____
Notary Public

NANCY TCHERNESHOFF
Notary Public - Arizona
Maricopa County
Commission # 681613
My Comm. Expires Mar 15, 2029

Printed Name: Nancy Tcherneshoff

My Commission Expires: 03-15-2029

EXHIBIT "A"

Legal Description

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 the same property conveyed to Elizabeth M. Stratta and Joseph J. Stratta, wife and husband by Warranty Deed from Parkhaven Communities, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220204-0013131 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 04, 2022.

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.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Elizabeth Marie Stratta and Joseph John Stratta, Trustees of The Stratta Family Community Property Trust dated April 25, 2024, and any amendments thereto of record in Instrument No. 20250507-0035887 Register's Office for Davidson County, Tennessee, dated May 07, 2025 and recorded on May 07, 2025.

TAX PARCEL ID/APN (For informational purposes only): 074160A02200CO
MORE COMMONLY KNOWN AS: 6332 YORK DRIVE, HERMITAGE, TN 37076

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 $ $607,000.00 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 24 day of OCTOBER , 20 25 .

NOTARY PUBLIC

My Commission Expires: 04/10/2027

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

Property address: 6332 York Drive, Hermitage, TN 37076

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 OCTOBER 24 2025 (date of document).

Affiant Signature

OCTOBER 24 2025
Date

State of GA
County of Gwinnett

Sworn to and subscribed before me this 24 day of OCTOBER, 20 25,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

