Karen Johnson Davidson County
Batch# 1408836 DEEDWARR
04/20/2026 03:45:30 PM 5 pgs
Fees: $28.00 Taxes: $1,959.52
20260420-0032448

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST, STE 115
TEMPE, AZ 85288

This instrument prepared by:
JOHN PAPASTRAT TN Bar No. 042937
o/b/o BC LAW FIRM, P.A.
372 FRANKLIN AVENUE, POB 7
NUTLEY, NJ 07110

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 609865

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

Map parcel number: 172-15-0A-147-00

WARRANTY DEED

This Deed executed this 20th day of April 2026, for good consideration of **Five Hundred Twenty-Nine Thousand Six Hundred and 00/100 Dollars ($529,600.00)**, I (We) **ORI LEVY AND TOM HART, WIFE AND HUSBAND** whose mailing address is 9698 ARBOR OAKS LANE, APT. 106, BOCA RATON, FL 33428, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST, STE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Holt Woods, Section Nine of record in Plat Book 9700, Page 164, 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 Ori Levy and Tom Hart, wife and husband by Warranty Deed from JRB Realty LLC, a Tennessee limited liability company of record in Instrument No. 20190111-0003043 Register's Office for Davidson County, Tennessee, dated January 08, 2019 and recorded on January 11, 2019.

APN: 172-15-0A-147-00
Property Address: 3708 COBBLE STREET, NASHVILLE, TN 37211
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 20th day of April, 20 26.

Ori Levy
ORI LEVY

Tom Hart
TOM HART

STATE OF Texas)
) SS.
COUNTY OF Tarrant)

On this 20th day of April, 20 26, before me personally appeared **ORI LEVY AND TOM HART,** 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)

NOTARY PUBLIC STATE OF TEXAS

Shannon Johnson

ID NUMBER
134729043
COMMISSION EXPIRES
January 24, 2028

Notary Public State of Texas
My Commission Expires: 01/24/2028
Shannon Johnson

Electronically signed and notarized online using the Proof platform.

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 $ 529600.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 20th day of April , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address: 3708 Cobble Street, Nashville, TN 37211

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 4/20/2026 (date of document).

Cynthia Brown
Affiant Signature

4/20/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/26/28

NOTARY'S SEAL

