Karen Johnson Davidson County
Batch# 1426888 DEEDWARR
06/01/2026 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,468.90
20260601-0049058

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
OD-26-1386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd day of May, 2026

Notary Public

Commission Expires: 11/5/29

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wyatt Matthew Satterelli 3309 Cain Harbor Drive Nashville, TN 37214	FAHE, Inc. 319 Oak Street Berea, KY 40403	062-02-0B-102-00-CO

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

Wyatt Matthew Satterelli, an unmarried person

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:

Certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County Being Lot No. 31 on the Plan of First Amendment Abbington Park, Phase One, Section Three of record in Plat Book 20040728-0090230, said Registers Office.

Being the same property conveyed to Linda Hazel by Warranty Deed from Beazer Homes Corp d/b/a Phillips Builders of record in Instrument No. 20051207-0147085 Register's Office for Davidson County, Tennessee, dated December 02, 2005 and recorded on December 07, 2005.

Being the same property conveyed to Opendoor Property Trust I, a Delaware Statutory Trust by Warranty Deed from Linda Hazel, unmarried of record in Instrument No. 20260309-0018617 Register's Office for Davidson County, Tennessee, dated March 04, 2026 and recorded on March 09, 2026.

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: 3309 Cain Harbor Drive, Nashville, TN 37214

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 21st day of May, 2026.

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

By: _____

Name: Daniel Beaudette
Title: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daniel Beaudette 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, at office, this 21st day of May, 2026.

_____
Notary Signature
My commission expires: June 24th 2029

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 22. 2026

Affiant Signature

29th day of May, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

