Karen Johnson Davidson County
Batch# 1438994 DEEDWARR
06/29/2026 01:36:30 PM 5 pgs
Fees: $28.00 Taxes: $2,294.00
20260629-0058648

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

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

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 230 BUILDING 700
DULUTH, GA 30096
File No. 619303

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

Map parcel number: 155-07-0B

WARRANTY DEED

This Deed executed this 24th day of June, 2026, for good consideration of **Six Hundred Twenty Thousand and 00/100 Dollars ($620,000.00)**, I (We) **ALFREDO M. SERGIO AND ANDREINA ROJAS SERGIO, HUSBAND AND WIFE** whose mailing address is 16235 SHOWDOWN ROAD, NOBLESVILLE, IN 46060, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Final Plat of The Poplar Creek Estates, Phase V, Section "B-1" Subdivision (The Highlands of Allens Green), of record in Plat Book 9700, Page 716, 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 Alfredo M. Sergio and Andreina Rojas Sergio, husband and wife by Warranty Deed from John W. Lynch and wife, Donna G. Lynch of record in Instrument No. 20160719-0074242 Register's Office for Davidson County, Tennessee, dated July 14, 2016 and recorded on July 19, 2016.

APN: 155-07-0B
Property Address: 6724 COLD STREAM DRIVE, NASHVILLE, TN 37221
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 24 of 30 day of June, 2026.

ALFREDO M. SERGIO

ANDREINA ROJAS SERGIO

STATE OF Indiana)
) SS.
COUNTY OF Hamilton)

On this 24000 day of June, 2026, before me personally appeared **ALFREDO M. SERGIO AND ANDREINA ROJAS SERGIO** 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)

CHERYL D OWSLEY
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0744212
My Commission Expires Oct 11, 2030

Notary Public
My Commission Expires: October 11, 2030

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 $ 620,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

L Palladin
Signature of Affiant

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 24th day of June , 20 26 .

NOTARY PUBLIC
My Commission Expires: 9.21.29

OFFICIAL SEAL
Aiesia Davis
NOTARY PUBLIC-GEORGIA
GWINNETT COUNTY
My Comm. Expires September 21, 2029

Property address:
6724 Cold Stream Drive, Nashville, TN 37221

Tennessee Certification of Electronic Document

I, Chloe Palladino, 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 06/24/2026 (date of document).

C Palladino
Affiant Signature

06/24/2026
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 24th day of June, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9.21.29

NOTARY'S SEAL

