Karen Johnson Davidson County
Batch# 1456259 DEEDWARR
08/06/2026 01:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,328.30
20260806-0072581

Send tax bills to:
ZOOM CASA SP SPV, LLC, a Delaware limited liability company
16501 VENTURA BLVD 610
ENCINO, CA 91436

Name and address of new owner:
ZOOM CASA SP SPV, LLC
16501 VENTURA BLVD STE 610
ENCINO, CA 91436

This instrument prepared by:
WILLIAM MCSEVENEY TN Bar No. 038000
o/b/o BC LAW FIRM, P.A.
1077 EAST TRINITY LANE #203
NASHVILLE, TN 37216

Recordation Requested By/Return to:
STEWART TITLE COMPANY
500 N. BROADWAY, SUITE 900
ST. LOUIS, MO 63102
File No. ZMCPUR261050922

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

Map parcel number: 076 08 0A 010.00

WARRANTY DEED

This Deed executed this 20 day of July, 20 26, for good consideration of **Three Hundred Fifty-Nine Thousand and 00/100 Dollars ($359,000.00), I (We) Joseph John Stratta and Elizabeth Marie Stratta, Trustees of the STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024,** whose mailing address is 535 TULIP SPRINGS ROAD, HERMITAGE, TN 37076, hereby bargain, deed, and convey to **ZOOM CASA SP SPV, LLC, a Delaware limited liability company** whose mailing address is 16501 VENTURA BLVD, STE 610, ENCINO, CA 91436 , the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No 10, on the Plan of Tulip Springs Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20230630-0050245, 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 STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024 by Quit Claim Deed from ELIZABETH M. STRATTA AND JOSEPH J. STRATTA, WIFE AND HUSBAND, dated September 26, 2025, recorded on October 3, 2025 as Instrument 20251003-0078874.

Being the same property conveyed to ELIZABETH M. STRATTA AND JOSEPH J. STRATTA, WIFE AND HUSBAND by Special Warranty Deed from VASTLAND NORTHCREST DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated September 25, 2025, recorded on September 26, 2025 as Instrument 202509260076988.

APN: 076 08 0A 010.00
Property Address: 535 TULIP SPRINGS ROAD, HERMITAGE, TN 37076

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.

WITNESS the hands and seal of said Grantors this 20th day of July, 20 26.

Stratta Family Community Property Trust Dated 4-25-2024

Joseph John Stratta, Trustee of the STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024

Elizabeth M Stratta Trustee of the Stratta Family Community Property Tru

Elizabeth Marie Stratta, Trustee of the STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024

STATE OF Tennessee)
) SS.
COUNTY OF Wilson)

On this 20 day of July, 20 26, before me personally appeared John Stratta and Elizabeth Stratta **Joseph John Stratta and Elizabeth Marie Stratta, Trustees of the STRATTA FAMILY COMMUNITY PROPERTY TRUST DATED APRIL 25, 2024** 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)

WHITNEY TYSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Whitney Tyson
Notary Public
My Commission Expires: 11/21/2027

OATH OF VALUE STATEMENT

STATE OF Missouri
COUNTY OF St. Louis City

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 27th day of July, 20 26.

Notary Public
My commission expires: 1-5-30

SEAL

LISA M SMITH
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jan. 05, 2030
Commission #26769250

Tennessee Certification of Electronic Document

I, Lisa M Smith, 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 7/20/26 (date of document).

Affiant Signature

7/27/26
Date

State of Missouri

County of St. Louis City

Sworn to and subscribed before me this 27 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 1/30/2030

NOTARY'S SEAL

MOLLY J WOLFE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City
My Commission Expires: Jan. 05, 2030
Commission #26211716