Karen Johnson Davidson County
Batch# 366380 DEEDWARR
03/04/2020 09:06:30 AM 5 pgs
Fees: $28.00 Taxes: $853.59
20200304-0023622

This instrument prepared by:
Opendoor Title, LLC
2170 Satellite Blvd., Ste. 200 Duluth, GA 30097
Tel. 678-281-8900
File Number: OD-NAS-212134

This instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Ste. 400 Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
Opendoor Property J LLC, a Delaware Limited Liability Company
1 Post St. Floor 11
San Francisco, CA 94104

Name and address of new owner:
Opendoor Property J LLC, a Delaware Limited Liability Company
1 Post St. Floor 11
San Francisco, CA 94104
Map parcel number: 033-04-0B-010.00-CO
Source of Title: See Exhibit "A" attached hereto and incorporated herein.

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,

Erika Patrice Cotton, an unmarried woman

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property J LLC, a Delaware Limited Liability Company

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 26th day of Feb, 20 20, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Erika Patrice Cotton

Erika Patrice Cotton

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26th day of Feb, 20 20, before me personally appeared Erika Patrice Cotton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: CHRISTINE BOLANIS GARNER

Commission Expires:

4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $230,700.00.

AFFIANT -Jaime Hill

Subscribed and sworn to before me, this 28 day of February, 2020.

NOTARY PUBLIC
My Commission Expires:
2-2-23

Property address: 213 Dry Creek Pointe Court, Goodlettsville, TN 37072

Natalyn Faith Kingry
My commission expires
Notary
Public
02/02/2023
Gwinnett County, Georgia

EXHIBIT A

STREET ADDRESS: 213 Dry Creek Pointe Court, Goodlettsville, TN 37072

COUNTY: Davidson

CLIENT CODE: OD-NAS-212134

TAX PARCEL ID/APN: 033-04-0B-010.00-CO

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Final Plat Dry Creek Pointe - Section One of record in Plat Book 7900, Page 737, 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 Phillip D. Cotton Jr., and Erika Cotton by Special Warranty deed from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP of record in Instrument No. 20120222-0015355 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 22, 2012. Being the same property conveyed to Erika Patrice Cotton, an individual by Quitclaim deed from Phillip Daniel Cotton Jr., an individual of record in Instrument No. 20190806-0077918 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on August 06, 2019.

Certificate of Authenticity

I, Lyn Thomas, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Georgia

County of Gwinnett

Personally appeared before me, Lyn Thomas, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022