Karen Johnson Davidson County
Batch# 771328 DEEDWARR
12/09/2021 04:02:30 PM 5 pgs
Fees: $28.00 Taxes: $1,125.17
20211209-0163718

This instrument prepared by and (MAIL) instrument may be returned to:
OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
Tel. 770-497-9100

Send tax bills to:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85281

Consideration: $304,100.00

Map parcel number: 07511004500

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,

John Coulter, unmarried and Michael Davis, unmarried

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

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

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 _____ day of 11/29/2021, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John Coulter

John Coulter John Coulter

Michael Davis

Michael Davis Michael Davis

STATE OF Texas

COUNTY OF Harris John Coulter

On this _____ day of 11/29/2021, 2021, before me personally appeared John Coulter and Michael Davis, 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: Ikome Chefor

Commission Expires:

08/26/2024

NOTARY PUBLIC STATE OF TEXAS

Ikome Chefor

ID NUMBER
132644968
COMMISSION EXPIRES
August 26, 2024

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 608 Mercer Drive, Hermitage, TN 37076

TAX PARCEL ID/APN (For informational purposes only): 07511004500

Land in Davidson County, Tennessee, being Lot No. 417 on the Plan of Highlands of Tulip Grove, Section 3-A, as shown on plat of record in Plat Book 5210, Page 229, 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 John Coulter, unmarried and Michael Davis, unmarried, as Tenants in Common with right of survivorship by Warranty deed from Christine Hynek, unmarried of record in Instrument No. 20160914-0096633 Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 14, 2016. (Value of consideration shown in aforementioned deed $173,000.00.) Being also known as 608 Mercer Drive Hermitage, Tennessee 37076.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 304,100.00

AFFIANT

Subscribed and sworn to before me, this 1st day of december, 20 21.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

608 Mercer Drive, Hermitage, TN 37076 (Davidson)

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, 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 12/1/2021 (date of document).

Kayla Short
Affiant Signature

12/1/2021
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 1st day of december, 2021,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024