Karen Johnson Davidson County
Batch# 824551 DEEDWARR
03/18/2022 08:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,609.87
20220318-0031471

This instrument prepared by and (MAIL) instrument may be returned to:
Charles Chacko
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

Map parcel number: 051140A02700CO

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,

Nathan Bates, surviving spouse of Soline Bates

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 7th day of March, 2022, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nathan Bates

Nathan Bates

STATE OF TENNESSEE

COUNTY OF Rutherford

On this 7th day of March, 2022, before me personally appeared Nathan Bates, 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.

Matt Deckard

Notary Public

Printed Name: MATT DECKARD

Commission Expires:

6/18/23

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 435,100.00

AFFIANT

Subscribed and sworn to before me, this 8th day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

2129 Golden Oak Lane, Madison, TN 37115 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 2129 Golden Oak Lane, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 051140A02700CO

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Oakwood Estates of record in Plat at Instrument No. 20000505-0045404, 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 Nathan Bates and wife, Soline Bates by Warranty deed from George Dunn d/b/a George Dunn Contractors of record in Instrument No. 20021119-0143136 Register's Office for Davidson County, Tennessee, dated November 18, 2002 and recorded on November 19, 2002. (Value of consideration shown in aforementioned deed $189,000.00.) Being also known as 2129 Golden Oak Lane Madison, Tennessee 37115.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Register's Office of Davidson County, Tennessee.

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 3/8/22 (date of document).

Kayla Short
Affiant Signature

3/8/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 8TH day of MARCH, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

