Karen Johnson Davidson County
Batch# 836016 DEEDWARR
04/07/2022 11:01:30 AM 5 pgs
Fees: $28.00 Taxes: $1,040.81
20220407-0040421

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: 162-02-0-116-00

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,

Janis J. Williams individually and as soleTrustee of the Jack L. and Janis J. Williams Revocable Living Trust Dated January 31, 2013

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 22 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.

Jack L. and Janis J. Williams Revocable Living Trust

By: Janis J. Williams, Individually and as Sole Trustee Date: 3/22/2022
Janis J. Williams, Individually and as Sole Trustee

STATE OF TENNESSEE

COUNTY OF Davidson

On this 22 day of March, 20 22, before me personally appeared Janis J. Williams, 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.

LaTonya S Smith

Notary Public

Printed Name: LaTonya S. Smith

Commission Expires:
8/27/2023

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 8/27/2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 218 Coleridge Court, Antioch, TN 37013

TAX PARCEL ID/APN (For informational purposes only): 162-02-0-116-00

Land in Davidson County, Tennessee, being Lot No. 172 on the Plan of Colewood Acres, Section 2 of record in Plat Book 3700, Page 135, 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 Jack L. Williams and wife, Janis J. Williams by Warranty deed from Free Will Baptist Home Missions Church Extension Loan Fund, Inc of record in Book 8870, page 122, Register's Office for Davidson County, Tennessee, dated February 18, 1993 and recorded on February 22, 1993. (Value or consideration shown in aforementioned deed $64,000.00.)

Being the same property conveyed to Jack L. Williams, Trustee and Janis J. Williams, Trustee of the Jack L. and Janis J. Williams Revocable Living Trust by Warranty deed from Jack L. Williams and wife, Janis J. Williams of record in Instrument No. 20130212-0014361 Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 12, 2013. (Value of consideration shown in aforementioned deed $0.00.)

Jack L. Williams died April 29, 2016 leaving Janis J. Williams as the Sole Trustee of the Jack L. and Janis J. Williams Revocable Living Trust.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

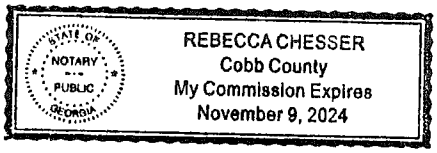
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 281,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 22nd day of March, 2022.

Rebecca Chesser
NOTARY PUBLIC
My Commission Expires:
11/9/24



Property address:

218 Coleridge Court
Antioch, TN 37013

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 3/22/2022 (date of document).

Affiant Signature

3/22/2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 22nd day of March, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

202204070040421