Karen Johnson Davidson County
Batch# 843129 DEEDWARR
04/20/2022 11:53:30 AM 5 pgs
Fees: $28.00 Taxes: $1,277.24
20220420-0045762

This instrument prepared by:
OS National, LLC
3097 Satellite Blvd., Duluth, GA 30096
Tel. 678-281-8900
File Number: 414992

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 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: 07506007200
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,

Melinda Sue O'Meara, joined by her spouse John Charles O'Meara,
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(s) this 11th day of March, 2022.

Melinda Sue O'Meara
Melinda Sue O'Meara

John Charles O'Meara

STATE OF ~~TENNESSEE~~ Maryland

COUNTY OF Calvert

On this 11 day of March, 2022, before me personally appeared Melinda Sue O'Meara & John Charles O'Meara, 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's (or persons') free act and deed.

Marizel Brewington
Notary Public

MARIZEL BREWINGTON
Notary Public - State of Maryland
St Mary's County
My Commission Expires Aug 6, 2024

Printed Name: Marizel Brewington

Commission Expires:

Aug 6, 2024

Marizel Brewington
45753 Church Drive
Great Mills, MD 20634
License No. 3001122222

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 345,200.00

AFFIANT

Subscribed and sworn to before me, this 11TH day of MARCH, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
4271 SAMOA DRIVE
HERMITAGE, TN 37076

EXHIBIT A

For Information purposes only - Street Address: 4271 Samoa Drive, Hermitage, TN 37076

County: Davidson

File Number: 414992

Tax Parcel ID/APN: 07506007200

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Hermitage Estates, Section II, as of record in Plat Book 3700, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 305 Fronts 77.18 feet on the southeasterly margin of Samoa Drive and runs back between lines measuring 139.0 feet on the southwesterly line and 138.65 feet on the northerly line to a dead line in the rear measuring 101.42 feet

Being the same property conveyed to Arthur V. Cullen and wife Joan E. Cullen by Warranty deed from A. H. Johnson and wife Malvin Johnson of record in Book 4144, page 415, Register's Office for Davidson County, Tennessee, dated June 21, 1967 and recorded on June 22, 1967. (Value or consideration shown in aforementioned deed $2,713.) Being also known as 4271 Samoa Drive Hermitage, Tennessee 37076.

Arthur V. Cullen having since died on May 8, 2002 and leaving Joan E. Cullen as the surviving tenant by the entirety.

The said Joan E. Cullen having since died on December 16, 2021 and leaving Melinda Sue O'Meara as the Heir at Law per Probate Court of Davidson County TN Letters of Testamentary Docket No. 22P122 dated February 3, 2022.

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 03-11-2022 (date of document).

Kayla Short
Affiant Signature

03-11-2022
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 11TH day of MARCH, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

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