Karen Johnson Davidson County
Batch# 884158 DEEDWARR
07/05/2022 12:14:30 PM 5 pgs
Fees: $28.00 Taxes: $1,072.26
20220705-0077367

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: 043-16-0-186-00

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,

Marquita Cole, a single woman as Individual and Administrative of the Estate of Oscar P. Cole, Jr., and Jeremy Cole, a single man and Jermale Cole, a single man

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

Marquita Cole, Individually and as Administrative of the Estate of Oscar P. Cole, Jr.

Marquita Cole, Individually and as Administrative of the Estate of Oscar P. Cole, Jr.

Jermale Cole

Jeremy Cole

STATE OF TENNESSEE

COUNTY OF Davidson

Marquita Cole, Individually and as Administrative of the Estate of Oscar P Cole, Jr

On this 15 day of June, 2022, before me personally appeared Jeremy Cole Jermale Cole, 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 Susie J Ingram

Commission Expires:

01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 233 Warrior Road, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 043-16-0-186-00

The following described real estate located in the City of Madison, Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 80 on the plan of Section 2, Arrowhead Estates, of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Patricia A. McMurry, a life estate, from Oscar P. Cole, Jr. by Quit Claim deed dated June 17, 2004 and recorded June 22, 2004 in Instrument No. 20040622-0073846, Register's Office for Davidson County, Tennessee.

NOTE: Oscar P. Cole, Jr. died on June 4, 2021. Probate is still pending and Marquita Y. Cole was appointed Administratrix of the Estate of Oscar P. Cole, Jr. in Case No. 21P1963 in the Circuit Court for Davidson County, Tennessee Probate Division.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $289,800.00

AFFIANT

Subscribed and sworn to before me, this 17TH day of JUNE, 20 22.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:
233 Warrior Road, Madison, TN 37115 (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 6/17/22 (date of document).

Kayla Short
Affiant Signature

6/17/22
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 17TH day of JUNE, 20 22,

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