Karen Johnson Davidson County
Batch# 891758 DEEDWARR
07/21/2022 08:51:30 AM 5 pgs
Fees: $28.00 Taxes: $1,750.47
20220721-0083368

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: 142-02-0/148.00

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,

John W Cook , an unmarried man, surviving spouse of Margaret C Cook, deceased

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 11th day of July, 2022_, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John W Cook

STATE OF TENNESSEE

COUNTY OF GIBSON

On this 11th day of July, 2022_, before me personally appeared _John W Cook_, 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: Latisha Carter

Commission Expires:

10/19/2025

LATISHA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
HAYWOOD COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 473,100.00

AFFIANT

Subscribed and sworn to before me, this 14th day of july, 2022.

NOTARY PUBLIC
My Commission Expires:
11/9/24

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

Property address:

7455 Bridle Drive, Nashville, TN 37221 (Davidson)

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 7455 Bridle Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142-02-0/148.00

LAND in Davidson County, Tennessee,

BEING Lot No. 172 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54. Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John W. Cook and wife, Margaret C. Cook by Warranty Deed from Eddie R. Mran and wife, Terrie L. Moran, dated 10/19/1998 and recorded 10/26/1998 in Book 11170, Page 100, 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 7/14/22 (date of document).

Kayla Short
Affiant Signature

7/14/22
Date

State of Georgia
County of Guinnett

Sworn to and subscribed before me this 14th day of july, 20 22,

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