Karen Johnson Davidson County
Batch# 906682 DEEDWARR
08/23/2022 12:08:30 PM 5 pgs
Fees: $28.00 Taxes: $1,074.11
20220823-0095139

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: 052-01-0B-011-00

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,

William Derrick Jr., an unmarried man Rosalind Derrick, an unmarried woman

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

William Derrick Jr.

Rosalind Derrick

STATE OF TENNESSEE

COUNTY OF Davidson

On this 18 day of August, 2022; before me personally appeared William Derrick Jr Rosalind Derrick 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: 108 Rothwood Court, Madison, TN 37115

TAX PARCEL ID/APN (For informational purposes only): 052-01-0B-011-00

Being Lot No. 1 1 on the Plan of Covington Place, of record in Plat Book 9700, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Derrick, Jr., an unmarried man and Rosalind Derrick, an unmarried woman, by deed from Shellie Renee Miller (f/k/a Shellie Renee Moore), a married woman, dated 10/26/2004, recorded 10/29/2004 in Instrument No. 20041029-0130032 and re-recorded in Instrument No. 20061127-0146192 and Instrument No. 20061130-0147851, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

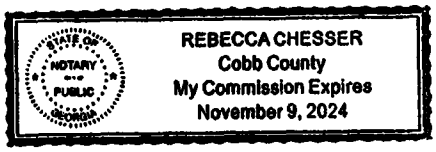
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 290,300.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 19TH day of AUGUST, 20 22.

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



Property address:
108 Rothwood Court, 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 8/19/22 (date of document).

Kayla Short

Affiant Signature

8/19/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 19TH day of AUGUST, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

