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

Karen Johnson Davidson County
Batch# 913097 DEEDWARR
09/07/2022 11:17:30 AM 5 pgs
Fees: $28.00 Taxes: $1,107.04
20220907-0100264

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: 141-06-0D-050-00

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,

Justin Coker, who acquired title as a single man, joined by his wife Michelle Shonte Coker

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

Justin Coker

Michelle Shonte Coker

STATE OF TENNESSEE

COUNTY OF Davidson

On this 2 day of September, 2022, before me personally appeared Justin Coker and Michelle Shonte Coker, 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: 3103 Harpeth Springs Drive, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 141-06-0D-050-00

LAND in Davidson County, Tennessee, being Unit No. 50 on the Plan of Riverbridge Community, A Planned Unit Development of record in Instrument No: 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Justin Coker, a single man, by Warranty Deed from James N. Watson, a single man, dated June 17, 2016 and recorded June 20, 2016 in Instrument No. 20160620-0062336, Register's Office for Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

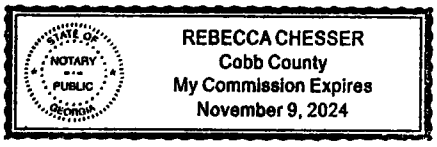
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 299,200.00

Kayla Grant
AFFIANT

Subscribed and sworn to before me, this 6th day of September, 20 22.

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



Property address: 3103 Harpeth Springs Drive, Nashville, TN 37221

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 September 2, 2022 (date of document).

Kayla Short
Affiant Signature

9/6/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 6th day of September, 2022,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

