Karen Johnson Davidson County
Batch# 919396 DEEDWARR
09/20/2022 03:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,489.25
20220920-0104695

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: 043-14-0-038-00

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,

Irene Rochelle Lancaster, a widow, who acquired title as a married 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 17 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.

Irene Rochelle Lancaster

Irene Rochelle Lancaster

STATE OF TENNESSEE

COUNTY OF Davidson

On this 17 day of September, 2022, before me personally appeared Irene Rochelle Lancaster, 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.

Nashon Fondren

Notary Public

Printed Name: Nashon Fondren

Commission Expires:

01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

STREET ADDRESS: 541 East Maple Street, Madison, TN 37115

COUNTY: Davidson

CLIENT CODE: 483327

TAX PARCEL ID/APN: 043-14-0-038-00

LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 10 on the map of the subdivision of Tract No. 1, Forest Park Acreage Tracts, Madison, Tennessee, as of record in Book 843, Page 81, Register's Cities for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of East Maple Street at the corner of Lots No. 9 and 10; thence with the line between said two lots, northwardly 199.5 feet; thence S. 38 degrees E. 230 feet to the northerly margin of East Maple Street; thence with said Street, westwardly 114.6 feet to the beginning, said lot being triangular in shape.

Being the same property conveyed to Irene Rochelle Lancaster, a married woman by deed from Rita L. Schaefer and spouse Lonnie Jones, dated 9/15/2016, recorded 9/20/2016, Instrument No. 20160920-0098819, Register's Office for Davidson County, Tennessee.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

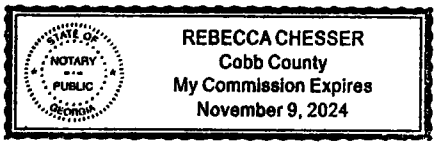
COUNTY OF COBB)

The actual consideration (or value, whichever is greater) for this transfer is $ 402,500.00

Kayla Smith
AFFIANT

Subscribed and sworn to before me, this 19th day of September, 20 22.

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



Property address:
541 East Maple Street, Madison, TN 37115

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 17, 2022 (date of document).

Kayla Short
Affiant Signature

9/19/2022
Date

State of Georgia
County of Gwinnett

Sworn to and subscribed before me this 19th day of September, 20 22,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

