Karen Johnson Davidson County
Batch# 1412155 DEEDWARR
04/28/2026 11:54:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20260428-0037039

Send tax bills to:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

This instrument prepared by:
REGINALD HARRION, TN Bar No. 040700
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 614753

NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

Map parcel number: 149150A40300CO

WARRANTY DEED

This Deed executed this 27th day of April 2026, for good consideration of **Three Hundred Sixty-Five Thousand and 00/100 Dollars ($365,000.00)**, I (We) **JURNELL COCKHREN, MARRIED, HEREIN JOINED BY SPOUSE, INGRID COCKHREN,** whose mailing address is 1600 DR. DB TODD JR. BLVD., NASHVILLE, TN 37208, hereby bargain, deed, and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST,** whose mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85288, the following described land in DAVIDSON County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 111 on the Plan of Cambridge Forest, Phase Ten, R-15 Residential PUD of record in Instrument No. 20070103-0001061, recorded January 3, 2007, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jurnell Cockhren by Warranty Deed from Citizens Homes, Inc., a Delaware corporation of record in Instrument No. 20101019-0083618 Register's Office for Davidson County, Tennessee, dated October 15, 2010 and recorded on October 19, 2010.

APN: 149150A40300CO
Property Address: 504 WELSHCREST COURT, ANTIOCH, TN 37013
This instrument was prepared without the benefit of a title examination.

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.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 27th day of April, 20 26.

Jurnell Cockhren
JURNELL COCKHREN

Ingrid Cockhren
INGRID COCKHREN

STATE OF Texas)
) SS.
COUNTY OF Tarrant)

On this 27th day of April, 20 26, before me personally appeared **JURNELL COCKHREN AND INGRID COCKHREN** to me known to be the person(s) described in and who executed the foregoing instrument and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

NOTARY PUBLIC STATE OF TEXAS

Sumner Rawn Wilson II
ID NUMBER
13446766-4
COMMISSION EXPIRES
July 21, 2027

Sumner Rawn Wilson II
Notary Public
My Commission Expires: 07/21/2027

Electronically signed and notarized online using the Proof platform.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 365,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Van Campen

Signature of Affiant

STATE OF GEORGIA

COUNTY OF GWINNETT

Sworn to before me, this 27th day of April , 20 26 .

NOTARY PUBLIC

My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2028

Property address: 504 Welshcrest Court, Antioch, TN 37013

Tennessee Certification of Electronic Document

I, Cynthia Brown, 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 4/27/2026 (date of document).

Cynthia Brown
Affiant Signature

4/27/2026
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 27th day of April, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/28

NOTARY'S SEAL

