Karen Johnson Davidson County
Batch# 1067005 DEEDWARR
11/01/2023 10:02:30 AM 5 pgs
Fees: $28.00 Taxes: $2,148.96
20231101-0085360

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 85288

Name and address of new owner:
OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
410 N Scottsdale Rd Ste 1600
Tempe, AZ 85288

Map parcel number: 071141C00100CO

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,

Agape Properties of Music City, LLC

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 31st day of October, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Agape Properties of Music City, LLC:

Randall E. Haley, Member

Randall E. Haley, Member

Martha J. Butterfield, Member

Martha J. Butterfield, Member

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, Wilmesha Wade, a Notary Public in and for said County and State, Rutherford, Tennessee, which whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Attorney in Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of October, 2023

Wilmesha Wade

Notary Public

Printed Name: Wilmesha Wade

My Commission Expires: 07/02/2024

WILMESHA WADE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 1301 Baptist World Center Drive, Unit A, Nashville, TN 37207

TAX PARCEL ID/APN (For informational purposes only): 071141C00100CO

Land in Davidson County, Tennessee, being Unit A, at Residences at 1301 Baptist World Center, and described in Declaration establishing A Horizontal Property Regime of record in Instrument No. 20191122-0120526, and amended in Instrument No. 20200811-0089385 and Instrument Number 20210209-0018553, being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made.

Being the same property conveyed to Randall Edward Haley and Martha Butterfield, husband and wife by Warranty deed from Leonora Coleman, Married and Missy Coleman of record in Instrument No. 20191008-0103165 Register's Office for Davidson County, Tennessee, dated October 3, 2019 and recorded on October 8, 2019.

Being the same property conveyed to Agape Properties of Music City, LLC by Quitclaim deed from Randall Edward Haley and Martha Butterfield, husband and wife of record in Instrument No. 20220531-0062695 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 31, 2022.

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 $ 580,800.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF GA

COUNTY OF Gwinnett

Sworn to before me this 31st day of October, 2023.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC
CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property Address:
1301 Baptist World Center Drive, Unit A, Nashville, TN 37207

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Robynn Miller, 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 October 31st, 2023 (date of document).

Affiant Signature

10/31/2023
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 31st day of October, 2023,

Notary's Signature

My Commission Expires: 10/26/24

Notary's Seal (if on paper)

STATE OF GEORGIA NOTARY PUBLIC

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024