Karen Johnson Davidson County
Batch# 1073378 DEEDWARR
11/20/2023 10:04:30 AM 5 pgs
Fees: $28.00 Taxes: $902.06
20231120-0090110

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: 142040A01500CO

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,

Bryan A Budd and Annie Budd , husband and wife

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 18th day of November, 2023, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bryan A Budd

Bryan A Budd

Annie Budd

Annie Budd

STATE OF Texas

COUNTY OF Harris

On this 18th day of November, 2023, before me personally appeared Bryan A Budd and Anne Budd, 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: Sabriyah Callis

Commission Expires:

04/20/2025

NOTARY PUBLIC STATE OF TEXAS

Sabriyah Callis

ID NUMBER
133051542
COMMISSION EXPIRES
April 20, 2025

Notarized online using audio-video communication

EXHIBIT A
Legal Description

MORE COMMONLY KNOWN AS: 210 Old Hickory Boulevard, Unit 15, Nashville, TN 37221

TAX PARCEL ID/APN (For informational purposes only): 142040A01500CO

Land in Davidson County, Tennessee, being Unit No. 15 in a Horizontal Property Regime of Belle Forest condominiums Apartments, created under Title 66, Section 27-1 01 , et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, page 699, as amended in Book 6896, Page 144; Book 7886, Page 939; Instrument No. 20020213-0019280, and in Instrument 20090819-0078072, Register's Office for Davidson County, Tennessee, and as set forth in said Master Deed. Reference is hereby made to the Plat of Belle Forest Condominiums, as of record in Book 5200, page 167, said Register's Office for a more complete identification and description of such unit

Being the same property conveyed to Bryan A. Budd and Annie Budd by Warranty deed from Allen R. Haines and wife Arlene E. Haines of record in Instrument No. 20060803-0094792 Register's Office for Davidson County, Tennessee, dated July 25, 2006 and recorded on August 03, 2006.

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 $ 243,800.00 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 18th day of November, 20 23.

Notary Public
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

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

Property Address: 210 Old Hickory Blvd, Unit 15, Nashville, TN 37221

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 11/18/2023 (date of document).

Robynn Miller

Affiant Signature

11/18/2023

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 18th day of November, 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