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# 1156348 DEEDWARR
07/10/2024 11:20:30 AM 5 pgs
Fees: $28.00 Taxes: $851.00
20240710-0051708

Send tax bills to:
Ayman Sader
7504 oak haven trace, Unit 15
Nashville, TN 37209

Name and address of new owner:
Ayman Sader
7504 oak haven trace Unit 15
Nashville, TN 37209

Map parcel number: 142040A01500

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,

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Ayman Sader, a married man

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.

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 8 day of JULY, 2024 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: _____
Name: Giana Schneider
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Mariah Howell, a Notary Public in and for said County and State, Giana Schneider, 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 8 day of JULY, 2024.

_____
Notary Public

Printed Name: Mariah Howell

My Commission Expires: 08-01-2027

MARIAH HOWELL
Notary Public - Arizona
Maricopa County
Commission # 651802
My Comm. Expires Aug 1, 2027

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): 142040A01500

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.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Bryan A. Budd and Annie Budd, husband and wife of record in Instrument No. 20231120-0090110 Register's Office for Davidson County, Tennessee, dated November 18, 2023 and recorded on November 20, 2023.

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 $ 230,000.00 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 8 day of JULY, 20 24.

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 Boulevard, 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 07/08/2024 (date of document).

Robynn Miller

Affiant Signature

07/08/2024

Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 8 day of JULY, 2024,

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