Send tax bills to:
REUBEN THEODORE
1301 BAPTIST WORLD CENTER DRIVE, UNIT A
NASHVILLE, TN 37207

Name and address of new owner:
REUBEN THEODORE
1301 BAPTIST WORLD CENTER DRIVE, UNIT A
NASHVILLE, TN 37207

Karen Johnson Davidson County
Batch# 1219913 DEEDWARR
12/26/2024 11:26:30 AM 5 pgs
Fees: $28.00 Taxes: $1,831.50
20241226-0099700

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 600, BUILDING 700
DULUTH, GA 30096
File No. 567131

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

Map parcel number: 071141C00100CO

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,

REUBEN THEODORE, SINGLE,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit “A” attached hereto and incorporated herein.

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 20 day of DECEMBER, 20 24, 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: Chelsey Roberts
Title: Authorized Signatory

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, Logan Roy Wagner, a Notary Public in and for said County and State, Chelsey Roberts, 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 20 day of DECEMBER, 20 24.

_____
Notary Public

Printed Name: Logan Roy Wagner

My Commission Expires: 06-24-2025

LOGAN ROY WAGNER
Notary Public - Arizona
Maricopa County
Commission # 611191
My Comm. Expires Jun 24, 2025

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 premises conveyed to OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST from AGAPE PROPERTIES OF MUSIC CITY, LLC by Deed dated 10/31/2023, and recorded on 11/01/2023, as Instrument No., 20231101-0085360, in the Office of the Recorder of Deeds in and for DAVIDSON County, Tennessee.

TAX PARCEL ID/APN (For informational purposes only): 071141C00100CO
MORE COMMONLY KNOWN AS: 1301 BAPTIST WORLD CENTER DRIVE, UNIT A, NASHVILLE, TN 37207

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 $ 495,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Cynthia Brown

Signature of Affiant - Agent

STATE OF GEORGIA

COUNTY OF Gwinnett

Sworn to before me, this 20 day of DEC , 20 24

NOTARY PUBLIC
My Commission Expires:

STATE OF GEORGIA NOTARY PUBLIC

LATANYA ROBERTS
Gwinnett County
My Commission Expires
April 10, 2027

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

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

I, Cyndi Van Campen, 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 12/20/2024 (date of document).

Affiant Signature

12/20/2024
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 20 day of DECEMBER, 2024

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

