Karen Johnson Davidson County
Batch# 673663 DEEDWARR
07/09/2021 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20210709-0092563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/3/2024
(AFFIX SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OP SPE TPA1, LLC, a Delaware limited liability company	OP SPE TPA1, LLC, a Delaware limited liability company	Parcel ID: 074-16-0-174.00
(NAME) 2150 E German Road	(NAME) 2150 E German Road, Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patrick Francis Maher, III and Nathaniel Grant Maher**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP SPE TPA1, LLC, a Delaware limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 972, SECTION ELEVEN, HERMITAGE HILLS, as of Record in Book 3600, Page 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 972 Fronts 90 Feet on the Northerly Margin of Bonnacreek Drive and Runs Back Between Lines Measuring 141.79 Feet on the Easterly Line and 133.58 Feet on the Westerly Line to a Dead Line Measuring 90.32 Feet thereon.

Being the same property conveyed to Patrick F. Maher, Jr. and wife, Helen C. Maher, by Warranty Deed from F.E Stratton, Jr. and wife, Bettie S. Stratton, of record in Book 3941 and Page 397, in the Register's Office of Davidson County, Tennessee, dated September 16, 1965 and recorded on September 30, 1965. The said Patrick F. Maher, Jr. having since died on May 22, 2005 leaving Helen C. Maher as the surviving tenant by the entirety.

Further being the same property conveyed to Patrick Francis Maher, III and Nathaniel Grant Maher, by Warranty Deed from Helen C. Maher, expressly reserving a Life Estate, of record in Instrument No. 20210517-0065752, in the Register's Office of Davidson County, Tennessee, dated April 28, 2021 and recorded on May 17, 2021. The said Helen C. Maher having since died on June 17, 2021.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3810 Bonnacreek Drive, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hands this 7 day of July, 2021

Patrick Francis Maher, III

Nathaniel Grant Maher

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Patrick Francis Maher, III and Nathaniel Grant Maher, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of July, 2021.

Notary Public

My Commission Expires: 9/18/23

(SEAL)

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 18, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 July 7, 2021.

Date

Tonya Loftin

Affiant Signature

July 8 , 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)