WARRANTY DEED

Karen Johnson Davidson County
Batch# 683865 DEEDWARR
07/27/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,096.68
20210727-0100336

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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: 075 05 0 075.00
(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, **Eugene L. Merritts & Susan A. Merritts Trustees respectively, and his/her/their successors in trust for the benefit of Eugene L Merritts and Susan A. Merritts, under the terms of The Merritts Trust Dated 4.1.02**, 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:

Being Lot No. 864 on the Plan of Section Eight, Hermitage Hills, as of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 864 Fronts 128.68 Feet on the Northerly Margin of Bonnacliff Court and Extends Back 225 Feet on the Westerly Line and 150.28 Feet on the Easterly line to a Deed Line in the Rear on which it Measures 93.1 Feet.

Being the same property conveyed to Eugene L. Merritts and Susan A. Merritts Trustee(s) respectively, and his/her/their successors in the trust for the benefit of Eugene L. Merritts and Susan A. Merritts, under the terms of The Merritts Trust Dated 4.1.02, by Quitclaim Deed from Eugene L. Merritts and Susan A. Merritts, of record in Instrument No. 20020415-0046171, in the Register's Office of Davidson County, Tennessee, dated April 01, 2002 and recorded on April 15, 2002.

Being the same property conveyed to Eugene L. Merritts and wife Susan A. Merritts, by Warranty Deed from Cletus E. Mackzum and wife Clara K. Mackzum, of record in Book 4003, Page 310, in the Register's Office of Davison County, Tennessee, dated June 15, 1965 and recorded on April 06, 1966.

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 202 Bonnacliff Court, Nashville, 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 21st day of July, 2021

Eugene L. Merritts & Susan A. Merritts Trustees respectively, and his/her/their successors in trust for the benefit of Eugene L Merritts and Susan A. Merritts, under the terms of The Merritts Trust Dated 4.1.02

BY: Eugene L. Merritts
Eugene L. Merritts
Trustee

BY: Joseph L. Merritts
Joseph L. Merrtits, Successor Trustee
Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Eugene L. Merritts & Susan A. Merritts Trustees respectively, and his/her/their successors in trust for the benefit of Eugene L Merritts and Susan A. Merritts, under the terms of The Merritts Trust Dated 4.1.02, 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 21st day of July, 2021.

Ashley W. Morgan
Notary Public

My Commission Expires: 03-17-24
(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 7/21/2021.

Date

Jamika Jones
Affiant Signature

7/23/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23th day of JULY, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY