WARRANTY DEED

Karen Johnson Davidson County
Batch# 686762 DEEDWARR
07/30/2021 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20210730-0102552

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03-17-24
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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: 081 10 0 022.00
(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, **William D. Kay, a single man**, 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. 7 on the Plan of Cumberland Gardens, Section Six (erroneously referenced in prior deeds as Section IV), of record in Book 3106, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William D. Kay, a single man by Warranty Deed from Allen L. Brooks, a married person, of record in Instrument No. 20190117-0005012, in the Register's Office of Davidson County, Tennessee, dated January 15, 2019 and recorded on January 17, 2019.

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 1725 26th Avenue N, Nashville, TN 37208

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 27 day of July 2021

William D. Kay

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State William D. Kay, a single man, 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 27th day of July, 2021.

Notary Public

My Commission Expires: 3-26-22

(SEAL)

STEPHEN P REGISTER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES MARCH 26, 2022

Certificate of Authenticity

I, **Doné Oglesby**, 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 27, 2021**.

Date

Affiant Signature

07/29/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **29th** day of **July**, 20**21**.

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