Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 689556 DEEDWARR
08/03/2021 03:25:33 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20210803-0104487

39-B
File #21-1526

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Judith Marie Caldwell, single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **OP SPE TPA1, LLC, a Delaware limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Phase I & Boundary Plat of Riverside of record in Plat Book 6900, Page 490-492, as Revised in Book 6900, page 784, as Amended in Book 8090, Page 359 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Judith Marie Caldwell by Warranty deed from Mark A. Kelley and Jacqueline K. Ragusa, now Kelley of record in Instrument No. 20100330-0023726 Register's Office for Davidson County, Tennessee, dated March 23, 2010 and recorded on March 30, 2010.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 201 Northridge Circle aka 7009 Northridge Ct., Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
OP SPE TPA1, LLC 2150 E. German Road, Ste 1 Chandler, AZ 85286	NEW OWNER	142-13-0A-063.00

WITNESS THE EXECUTION HEREOF this 2nd day of August, 2021.

Judith Marie Caldwell
Judith Marie Caldwell

State of Tennessee)
County of Davidson)

On this 2nd day of August, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Judith Marie Caldwell, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Tami A Boschee
Notary Public

My Commission Expires: 5/5/2025

TAMI A. BOSCHEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/05/2025

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 460,000.00.**

Affiant

Sworn and subscribed before me on this the 2nd day of August, 2021.

Notary Public

My Commission Expires: 9/2/24

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY