Bk/36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 704742 DEEDWARR
08/25/2021 03:59:28 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20210825-0115060

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $635,000.00.

Affiant

Subscribed and sworn to me on August 24, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35050

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
OP SPE TPA1, LLC, a Delaware limited liability company 6016B California Avenue Nashville, TN 37209	OP SPE TPA1, LLC, a Delaware limited liability company 2150 E. German Road, Suite 1 Chandler, AZ 85286	091-2-4-J-002.00CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Kevin Jackson and Samantha Jackson, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto OP SPE TPA1, LLC, a Delaware limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161212-0129886 and 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 for a more complete description of the property.

Being the same property conveyed to Samantha Jackson and Kevin Jackson, wife and husband, by Warranty Deed from James E. Nell, married, dated May 3, 2018, and recorded May 4, 2018, as Instrument No. 20180504-0042710, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters set forth the Declaration of Covenants, Conditions and Restrictions for 6016 California Avenue Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161212-0129886, Register's Office for Davidson County, Tennessee and to which reference is hereby made as if copied verbatim.
3. Restrictive Covenants for Detached Structure of record as Instrument No. 20161230-0137332, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6016B California Avenue, Nashville, TN 37209.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 24th day of August 2021.

Kevin Jackson

Samantha Jackson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 24, 2021, before me personally appeared Kevin Jackson and Samantha Jackson 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 24, 2021.

NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025