Karen Johnson Davidson County
Batch# 718313 DEEDWARR
09/16/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,084.10
20210916-0124781

WARRANTY DEED

JANE H BROCK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Cheatham

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: January 8, 2021
(AFFIX SEAL)

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: 150 02 0 413.00
(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, **Tammy Lyn Pierce**, 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. 32 on the Plan of Section Four, Harbor Landing, of record in Plat Book 6900, Page 879, and Surveyor's Certificate of Correction record in Book 7855, Page 135, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Tammy Lyn Pierce, by Quitclaim Deed from Shane Lewis Parker, of record in Instrument No. 20010516-0050511, in the Register's Office of Davidson County, Tennessee, dated March 30, 2001 and recorded on May 16, 2001.

Being the same property conveyed to Tammy L. Pierce, formerly known as Tammy Lyn Fry, by Quitclaim Deed from Timothy Devin Fry, of record in Book 11677, Page 695, in the Register's Office of Davidson County, Tennessee, dated September 13, 1999 and recorded on September 28, 1999. Also see Final Divorce Decree between Tammy Lyn Fry and Timothy Devin Fry recorded in Docket No. 99D-1830, in the Second Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Tammy L. Pierce , by Quitclaim Deed from Wilma J. Thompson, Unmarried, of record in Book 9860, Page 230, in the Register's Office of Davidson County, Tennessee, dated November 09, 1995, and recorded on November 15, 1995.

Being the same property conveyed to Tammy L. Pierce and Wilma J. Thompson, unmarried as joint tenants with right of survivorship, by Warranty Deed from Commercial Federal Mortgage Corporation, of record in Book 8826, Page 52, in the Register's Office of Davidson County, Tennessee, dated December 21, 1992 and recorded on December 29, 1992.

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 3200 Country Hill Road, Antioch, TN 37013

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 13th day of September, 2021

Tammy Lyn Pierce

STATE OF TENNESSEE

COUNTY OF Cheatham

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tammy Lyn Pierce, 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 13th day of September, 2021.

Notary Public

My Commission Expires: January 8, 2021

(SEAL)

JANE H BROCK
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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 **September 13, 2021**.

Date

Affiant Signature

09/15/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **15th** day of **September**, 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