WARRANTY DEED

Karen Johnson Davidson County
Batch# 718332 DEEDWARR
09/16/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210916-0124802

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Stacy Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 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: 075-10-0-094.00-000
(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, **Hanif K. Mohammad, a married 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 39 on the Plan of Hermitage Estates, as of record in Book 3300, page 71, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.
Said Lot 39 fronts 80 feet on the southeasterly side of Luree Lane and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Earl Smiley and wife, Anna Margaret Smiley, By Warranty Deed from George Washington Drake and wife, Frances D. Drake dated October 05, 1967 recorded October 09, 1967, of record in Book 4179, Page 380 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Douglas Earl Smiley and wife, Diane Smiley, as tenants by the entirety, By Quitclaim Deed from Leisa Jo Geiger, a married person, as to his one-third (1/3) undivided interest and Douglas Earl Smiley, a married person, as to his one-third (1/3) undivided interest dated November 08, 2019 recorded

November 21, 2019, of record as Instrument No. 20191121-0120473 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Douglas Earl Smiley and wife, Diane Smiley, as tenants by the entirety, By Quitclaim Deed from Gerri Diane Holt, a married person, as to her one-third (1/3) undivided interest, dated July 01, 2020 recorded July 10, 2020, of record as Instrument No. 20200710-0075694 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Hanif K. Mohammad, a married man, By Warranty Deed from Douglas Earl Smiley and Diane Smiley, husband and wife dated July 15, 2021 recorded July 16, 2021, of record as Instrument No. Register's Office for 20210716-0096039 County, Tennessee.

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 8310 Luree Lane, Hermitage, 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 14th day of September, 2021

Hanif K. Mohammad

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hanif K. Mohammad, a married 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 14th day of September, 2021.

Notary Public

My Commission Expires: 03-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 14, 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