WARRANTY DEED

Karen Johnson Davidson County
Batch# 723057 DEEDWARR
09/24/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $893.55
20210924-0128275

STATE OF TENNESSEE
COUNTY OF WILLIAMSSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2021.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

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: 135 12 0A 041.00 and 135 12 0A 056.00
(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, **Anna Johnson, a single woman John Mann Johnson, 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:

Land in Davidson County, Tennessee, being Unit Number 2083 and Garage Unit 2083G, of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, said Register's Office, to which Plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Anna Johnson, A Single Woman And John Mann Johnson, A Married Man, by Warranty Deed from Freedom Properties, LLC, of record in Instrument No. 20160104-0000139, in the Register's Office of Davidson County, Tennessee, dated December 30, 2015 and recorded on January 04, 2016. Also see Affidavit of Scrivener's Error of record in Instrument No. 20170801-0077898 Register's Office of Davidson 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 2083 Nashboro Blvd., Nashville, TN 37217

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 21 day of September 2021

Anna Johnson

John Mann Johnson by Anna Johnson as AIF

John Mann Johnson by Anna Johnson as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Anna Johnson, a single woman, individually, and as attorney in fact for John Mann Johnson, 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 21st day of September, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 9/21/2021.

Date

Jamika Jones
Affiant Signature

9/22/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22th 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

202109240128275