WARRANTY DEED

Karen Johnson Davidson County
Batch# 735754 DEEDWARR
10/13/2021 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,830.13
20211013-0137826

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $764,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2021.

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)
Myriam Dahamna and Michael Pocelinko	**Myriam Dahamna and Michael Pocelinko**	Parcel ID: 105-09-0L-001.00-CO
(NAME) 1810 Hillside Avenue	(NAME) **1810 Hillside Avenue**	
(ADDRESS) Nashville, TN 37203	(ADDRESS) **Nashville, TN 37203**	
(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, **OP SPE TPA1, LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Myriam Dahamna and Michael Pocelinko**, 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 situated in Davidson County, State of Tennessee, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Hillside Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Hillside Townhomes, a Horizontal Property Regime, of record in Instrument Number 20130206-0012377, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Lee Eubanks, unmarried, By Warranty Deed from Castleridge Home Builders, LLC dated June 06, 2013 recorded June 13, 2013, of record as Instrument No. 20130613-0060271 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Lee Eubanks, an unmarried person dated August 13, 2021 recorded August 17, 2021, of record as Instrument No. 20210817-0111208 Register's Office for 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 1810 Hillside Avenue, #A, Nashville, TN 37203

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 21st day of September 2021

OP SPE TPA1, LLC, A Delaware limited liability company
By: OP SPE Borrower Parent LLC, A Delaware limited liability company
By: OP SPE HOLDCO, LLC, Managing Member
By: Rebecca Milear
Its: _____

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Rebecca Milear, the Authorized Signer of OP SPE HOLDCO, LLC, the Managing Member of OP SPE BORROWER PARENT, LLC, a Delaware limited liability company, the Managing Member of OP SPE TPA1, LLC, a Delaware limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the Authorized Signer of OP SPE HOLDCO, LLC, and that as such Authorized Signer, he/she is authorized and did so sign the name of the company, OP SPE HOLDCO, LLC, as the Managing Member of OP SPE BORROWER PARENT, LLC, as the Managing Member of OP SPE TPA1, LLC, a Delaware limited liability company.

Witness my hand and official seal, this the 31st day of September, 2021.

Carrie Yost
Notary Public

My Commission Expires: 2/20/25

(SEAL)



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 21, 2021**.

Date

Affiant Signature

10/12/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **12th** day of **October**, 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