Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 738062 **DEEDWARR**
10/18/2021 09:18:23 AM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20211018-0139318

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/6/21
(AFFIX SEAL)

Carrie Borden State of Tennessee Notary Public Williamson County My Commission Expires December 6, 2021

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)
ASM Saifool Islam and Syeda Razzaque	CrossCountry Mortgage, LLC	Parcel ID: 142 13 0A 063.00
(NAME) 7009 Northridge Court aka 201 Northridge Circle	(NAME) 6850 Miller Road	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brecksville, OH 44141	
(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 **ASM Saifool Islam and Syeda Razzaque, husband and wife**, 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. 63 on the Plan of Phase I & Boundary Plat of Riverside of record in Plat Book 6900, Page 490-492, as Revised in Book 6900, page 784, as Amended in Book 8090, Page 359, and as corrected by Surveyor's Certificate of Correction dated April 23, 2004, and of record in Instrument No. 20160420-0038104,recorded May, 6 2004 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 OP SPE TPA1, LLC, a Delaware limited liability company, by Warranty Deed from Judith Marie Caldwell, single woman, of record in Instrument No. 20210803-0104487, in the Register's Office of Davidson County, Tennessee, dated August 02, 2021 and recorded on August 03, 2021.

Being the same property conveyed to Judith Marie Caldwell, by Warranty Deed from Mark A. Kelley and

Jacqueline K. Ragusa now Kelley, of record in Instrument No. 20100330-0023726, in the Register's Office of Davidson County, Tennessee, dated March 22, 2010 and recorded on March 30, 2010.

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 7009 Northridge Court aka 201 Northridge Circle, Nashville, TN 37221

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 16th day of October, 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: _____
Its: _____

Stacey Jones
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Stacey Jones, 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 16th day of October, 2021.

_____
Notary Public

My Commission Expires: 2/20/25

(SEAL)

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025