Karen Johnson Davidson County
Batch# 740330 DEEDWARR
10/20/2021 01:39:30 PM 3 pgs
Fees: $18.00 Taxes: $455.10
20211020-0140968

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Stacy Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/17/24
(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: 050 10 0 117.00
(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, **Frances E. Brooks**, 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 Nashville, Davidson County, Tennessee, being Lot No. 35B, on the Plan of Zone Lot Division, Lots 8-11, 35-37, 54-62, Section Three, Chesapeake Homes, as of record in Book 5200, Page 770, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frances E. Brooks, by Quitclaim Deed from Frances E. Brooks, Mary L. Brooks, Lanita Q. Brooks and George L. Brooks, III, being the only heirs at law of George L. Brooks, Jr., deceased of record in Instrument No. 20180215-0014873, in the Register's Office of Davidson County, Tennessee, dated January 29, 2018 and recorded on February 15, 2018. George L. Brook, Jr., having since died intestate on April 26, 2017, survived by his wife, Mary E. Brooks, and children, Mary L. Brooks, Lanita Q. Brooks and George L. Brooks, III, his sole heirs at law, as evidenced by Affidavit of Heirship recorded in Instrument No. 20180215-0014872, being recorded simultaneously herewith. Estate of George L. Brooks, Jr. Davidson County Probate Court, Case No. 17P1259.

Being the same property conveyed to George Brooks, by Quit Claim Deed from Ethel L. Lyle, of record in Instrument No. 20140604-0048457, in the Register's Office of Davidson County, Tennessee, dated June 04, 2014 and recorded on June 04, 2014.

Being the same property conveyed to Ethel L. Lyle, an unmarried person, by Warranty Deed from Henry M. James, Jr., and wife, Gwendolyn F. James, of record in Book 10160, Page 102, in the Register's Office of Davidson County, Tennessee, dated August 16, 1996 and recorded on August 19, 1996.

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 3528 Chesapeake Drive, Nashville, TN 37207

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 15th day of October, 2021

Frances Brooks

Frances E. Brooks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Frances E. Brooks, 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 15th day of October, 2021.

Notary Public

My Commission Expires: 3/1/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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 10/15/2021.

Date

Jamika Jones
Affiant Signature

10/19/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 19th 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