Karen Johnson Davidson County
Batch# 753047 DEEDWARR
11/10/2021 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,172.90
20211110-0150383

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF NOVEMBER, 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)
Michael David Kluge	Fairway Independent Mortgage Corporation	Parcel ID: 081-03-0-306.00
(NAME) 2418 18th Avenue North	(NAME) 4201 Marsh Lane	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Carrollton, TX 75007	
(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 **Michael David Kluge, an unmarried man**, 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. 22 on the Plan of Riverview Gardens, Subdivision, as of record in Book 3600, Page 46, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot 22 fronts 79 feet on the Southerly margin of 18th Avenue North and extends back between lines measuring 115.3 feet on the Westerly line and 80 feet on the Easterly line to a straight line in the rear measuring 41.0 feet thereon.

Being the same property conveyed to Elizabeth Taylor, Single, By Warranty Deed from Herbert R. Rich, Trustee, dated February 04, 1966 recorded February 15, 1966, of record in Book 3987, Page 966 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Rodney V. Taylor, By Quitclaim Deed from Rodney V. Taylor in his

capacity as Personal Representative of the Estate of Elizabeth Taylor dated May 02, 2013 recorded May 09, 2013, of record as Instrument No. 20130509-0047178 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Rodney V. Taylor, a single man dated June 18, 2021 recorded June 22, 2021, of record as Instrument No. 20210622-0084156 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 2418 18th Avenue North, Nashville, TN 37208

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 20th 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: _____
Stacey Jones
Its: 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 Stacey Jones, he/she is authorized and did so sign the name of the company, OP SPE HOLDCO, LLC, as the ~~Managing Member~~ Authorized Signer 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 20th day of November, 2021.

Norma J. Medina

Notary Public

My Commission Expires: 04/04/2025

(SEAL)

NORMA J. MEDINA
Notary Public - Arizona
Maricopa County
Commission # 597746
My Commission Expires 04/04/2025

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 11/3/2021.

Date

Jamika Jones
Affiant Signature

11/05/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5th day of NOVEMBER, 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