WARRANTY DEED

Karen Johnson Davidson County
Batch# 773057 DEEDWARR
12/13/2021 12:19:30 PM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20211213-0164678

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 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)
Bradley E. Guthrie and Jordan T. Guthrie,	Bradley E. Guthrie and Jordan T. Guthrie,	Parcel ID: 075-10-0-094.00 and
(NAME) 8310 Luree Lane	(NAME) 8310 Luree Lane	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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 **Bradley E. Guthrie, a married man Jordan T. Guthrie, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Hermitage Estates, as of record in Book 3300, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description. Said Lot 39 fronts 80 feet on the southeasterly side of Luree Lane and runs back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Earl Smiley and wife, Anna Margaret Smiley, By Warranty Deed from George Washington Drake and wife, Frances D. Drake dated October 05, 1967 recorded October 09, 1967, of record in Book 4179, Page 380 Register's Office for Davidson, Tennessee.

Also being the same property conveyed to Douglas Earl Smiley and wife, Diane Smiley, as tenants by the entirety, By Quitclaim Deed from Leisa Jo Geiger, a married person, as to her one-third (1/3) undivided interest, and

Earl Smiley, a married person, as to his one-third (1/3) undivided interest dated November 08, 2019 recorded November 21, 2019, of record as Instrument No. 20191121-0120473 Register's Office for Davidson, Tennessee.

And also being the same property conveyed to Douglas Earl Smiley and wife, Diane Smiley, as tenants by the entirety, By Quitclaim Deed from Gerri Diane Holt, a married person, as to her one-third (1/3) undivided interest dated July 01, 2020 recorded July 10, 2020, of record as Instrument No. 20200710-0075694 Register's Office for Davidson, Tennessee.

And also being the same property conveyed to Hanif K. Mohammad, a married man, By Warranty Deed from Douglas Earl Smiley and Diane Smiley, husband and wife dated July 15, 2021 recorded July 16, 2021, of record as Instrument No. 20210716-0096039 Register's Office for Davidson, Tennessee.

And also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Hanif K. Mohammad, a married man dated September 14, 2021 recorded September 16, 2021, of record as Instrument No. 20210916-0124802 Register's Office for Davidson, 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 8310 Luree Lane, Hermitage, TN 37076

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 3rd day of December, 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

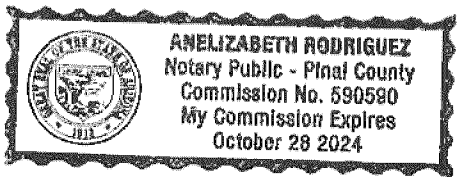
Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Stacy Jones, the Authorized Signer of OP SPE HOLDCO, LLC, the Managing Member of OP SPE BORROWER PARENT, LLC, a Delaware limited liability company, the Managing Member of OP SPE TPA1, LLC, a Delaware 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 of OP SPE HOLDCO, LLC, and that as such Authorized, 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 3rd day of December, 2021.

Anelizabeth Rodriguez
Notary Public

My Commission Expires: October 28, 2024

(SEAL)



Certificate of Authenticity

I, Christie Daniels, 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 December 3, 2021.

Date

Christie Daniels

Affiant Signature

12/3/2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of December, 20 21.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY