Karen Johnson Davidson County
Batch# 777966 DEEDWARR
12/22/2021 09:11:30 AM 4 pgs
Fees: $23.00 Taxes: $564.25
20211222-0168867

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 08/20/2024
(AFFIX SEAL)

KAILEY B. DEMASTUS STATE OF TENNESSEE NOTARY PUBLIC MAURY 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)
Roxie L. Wilson and Keonna S. Wilson	Roxie L. Wilson and Keonna S. Wilson	Parcel ID: 050-10-0-117.00
(NAME) 3528 Chesapeake Drive	(NAME) 3528 Chesapeake Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(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 **Roxie L. Wilson and Keonna S. Wilson, wife and husband**, 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:

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, to which Plat reference is hereby made for a more complete legal description.

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 dated August 16, 1996 recorded August 19, 1996, of record in Book 10160, Page 102 Register's Office for Davidson County, Tennessee.

Also 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.

And also 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.

And also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Frances E. Brooks dated October 15, 2021 recorded October 20, 2021, of record as Instrument No. 20211020-0140968 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 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 9 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: Rebecca McClain

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 McClay the Auth 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 Auth Signer of OP SPE HOLDCO, LLC, and that as such Auth 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 9th day of December, 2021.

Notary Public

My Commission Expires: 2/20/25

(SEAL)

C... E... YOST
Notary Public - ...
Maricopa Co...
Commission ...
My Comm. Expires ... 20, 2025

Certificate of Authenticity

I, Tonya Loftin, 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 9, 2021**.

Date

Tonya Loftin
Affiant Signature

December 17, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17th day of December, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)