WARRANTY DEED

Karen Johnson Davidson County
Batch# 779132 DEEDWARR
12/23/2021 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $656.75
20211223-0169629

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

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: 121 04 0A 032.00
(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, **Shirley A. Preston nka Shirley A. Mayton, an unmarried woman**, 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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 532, on the Plan of Phase Two Williamsburg Condominium Units as of record in Plat Book 6900, Page 266, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Shirley A. Preston, unmarried, by Warranty Deed from Dennis M. Zewiske, unmarried, of record in Book 9366, Page 781 in the Register's Office of Davidson County, Tennessee, dated June 01, 1994 and recorded on June 03, 1994. Power of Attorney of record in Book 9366, Page 780, in the 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 532 Williamsburg Drive, Nashville, TN 37214

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 17 day of December, 2021

Shirley A. Preston nka Shirley A. Mayton

Shirley A. Preston nka Shirley A. Mayton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shirley A. Preston nka Shirley A. Mayton, an unmarried woman, 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 17th day of December, 2021.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 17, 2021**.

Date

Tonya Loftin

Affiant Signature

December 20, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 20th day of December, 2021.

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)