Name and Address of New Owner:
OP SPE TPA1, LLC
2150 E. German Road, Suite 1
Chandler, AZ 85286

Karen Johnson Davidson County
Batch# 784883 DEEDWARR
01/05/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $582.38
20220105-0001942

Send Tax Bills To:
OP SPE TPA1, LLC
2150 E. German Road, Suite 1
Chandler, AZ 85286

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 136030A06300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peggy Slatton F/K/A Peggy M. Traughber**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **OP SPE TPA1, LLC, a Delaware limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Townhouse No. 63, Building No. 11, Unit No. E, on the Plan of Priest Lake Park, Condominium Townhouses, Phase 1, of record in Book 4460, Page 88, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peggy M. Traughber by Warranty Deed from Michael D. Reasonover and wife, Connie B. Reasonover dated November 15th 1977 and recorded November 18th 1977 of record in Book 5224, Page 504 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4000 Anderson Rd, Unit 63, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of December, 2021.

Peggy Slatton (SEAL)
Peggy Slatton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 2021, before me personally appeared **Peggy Slatton**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of December, 2021.

WILLIAM D CASTLEMAN JR STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Signature
My commission expires: 6/6/2023

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$157,400.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 29th day of December, 2021.

Stacy R. Jacobs
Notary Signature
My commission expires: 3/7/2023

STACY R. JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

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 29, 2021**.

Date

Tonya Loftin

Affiant Signature

December 30, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 30th 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)