WARRANTY DEED

Karen Johnson Davidson County
Batch# 793623 DEEDWARR
01/20/2022 03:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,591.00
20220120-0007819

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2022.

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 Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joel Patrick Walker and Kathryn Walker, husband and wife	Churchill Mortgage	Parcel ID: 147-14-0-012.00-000
(NAME) 5104 Greentree Drive	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	
(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 **Joel Patrick Walker and Kathryn Walker, husband and wife**, 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. 113 on the Plan of Candlestick Farms Section One, of record in Plat Book 3300, Page 56, 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 The 5104 Greentree Drive Trust, Premier Consulting, Inc., as Trustee, By Warranty Deed from Mary Haynes Everett dated August 16, 2010 recorded August 19, 2010, of record as Instrument No. 20100819-0065693 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Windell Mohon, Trustee of the 5104 Greentree Drive Trust, By Quitclaim Deed from Premier Consulting, Inc., Trustee of the 5104 Greentree Drive Trust dated April 08, 2019 recorded April 11, 2019, of record as Instrument No. 20190411-0033231 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, By Warranty Deed from Trustee of the 5104 Greentree Drive Trust dated April 16, 2021 recorded April 21, 2021, of record as Instrument No. 20210421-0053680 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to AECE Building Services, LLC, By Warranty Deed from Music City Holdings, LLC, a Texas limited liability company dated April 19, 2021 recorded April 22, 2021, of record as Instrument No. 20210422-0053843 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 AECE Building Services, LLC dated September 01, 2021 recorded September 10, 2021, of record as Instrument No. 20210910-0121656 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 5104 Greentree Drive, Nashville, TN 37211

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 10 day of January, 2022

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 Mullen

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 Mclain the authSigner 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 authSigner of OP SPE HOLDCO, LLC, and that as such authSigner, 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 10th day of January, 2022.

Carrie Yost
Notary Public

My Commission Expires: 2/20/25

(SEAL)

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 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 **January 10, 2022**.

Date

Tonya Loftin
Affiant Signature

January 13, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 13th day of January, 20 22.

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)