WARRANTY DEED

Karen Johnson Davidson County
Batch# 793865 DEEDWARR
01/21/2022 12:31:30 PM 4 pgs
Fees: $23.00 Taxes: $1,011.58
20220121-0008133

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF ~~DECEMBER, 2021~~. January, 2022

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)
Cedrick Pierson and Ryan Walker and Sarah Kootish	Bank of Tennessee	Parcel ID: 135-12-A-041.00-000 and 135-12-A-056.00-000
(NAME) 2083 Nashboro Boulevard	(NAME) PO Box 4980	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Johnson City, TN 37602	
(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 **Cedrick Pierson and Ryan Walker and Sarah Kootish**, 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 Unit Number 2083 and Garage Unit 2083G, of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121,said Register's Office, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Anna Johnson, a single woman and John Mann Johnson, a married man, By Warranty Deed from Freedom Properties, LLC dated December 30, 2015 recorded January 04, 2016, of record as Instrument No. 20160104-0000139, Affidavit of Scrivener's Error recorded August 01, 2017, as Instrument No. 20170801-0077897 and recorded on August 01, 2017 as Instrument No. 20170801-0077898 to correct the legal description Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Anna Johnson, a single woman and John Mann Johnson, a married man dated September 21, 2021 recorded September 24, 2021, of record as Instrument No. 20210924-0128275 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 2083 Nashboro Boulevard, Nashville, TN 37217

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 13 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 Mileen

Its: _____

STATE OF Arizona

COUNTY OF Maricopa

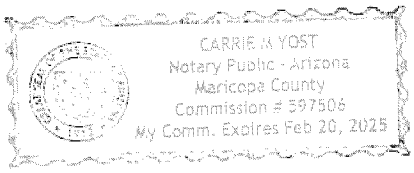
Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Rebecca Mikes the auth signer of OP SPE HOLDCO, LLC, the Managing Member of OP SPE BORROWER PARENT, LLC, a Delaware limited liability company, the Managing Member of OP SPE TPA1, LLC, a Delaware 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 13th day of December, 2021.

Notary Public

My Commission Expires: 2/20/25

(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 13, 2021.

Date

Christie Daniels

Affiant Signature

January 13, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of January, 2022.

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