WARRANTY DEED

Karen Johnson Davidson County
Batch# 802919 DEEDWARR
02/09/2022 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,078.55
20220209-0015172

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,500.00.

Stacy Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-17-24
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD 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)
OP Gold, LLC, a Delaware Limited Liability Company	OP Gold, LLC, a Delaware Limited Liability Company	Parcel ID: 059-10-0-129.00
(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, **Amber Monique Watson, Sole heir of The Estate of Clifferdean Watson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP Gold, 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:

LAND in Davidson County, Tennessee, being Lot No. 94 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.

SAID Lot No. 94 is described as follows: Beginning at a point in the Easterly margin of Kings Circle at the common dividing line between Lots 94 and 95 on said plan; thence Easterly along said dividing line 105 feet to a point; thence Southerly 110 feet to a point in the Northerly margin of Lytle Drive; thence Westerly along the Northerly margin of Lytle Drive 80 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to a point in the Easterly margin of Kings Circle; thence Northerly along the easterly margin of said Kings Circle 85 feet to the point of beginning.

Being the same property conveyed to Erick Watson, and wife, Clifferdean Watson, by Warranty Deed from Homer C. Hunter joined by wife, Carol D. Hunter, of record in Book 11153, Page 129, in the Register's Office of Davidson County, Tennessee, dated September 25, 1998, and recorded on October 12, 1998. The said Erick Ricardo Watson

died December 3, 2019 leaving his wife, Clifferdean Watson as the sole owner. The said Clifferdean Newborn Watson died June 28, 2020 and devised said property to her daughter Amber Monique Watson.

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 4000 Kings Cir, Nashville, TN 37218

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 28th day of January, 2022

Amber Monique Watson

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Amber Monique Watson, 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 28th day of January, 2022.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 1/28/2022.

Date

Jamika Jones
Affiant Signature

01/31/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31st day of January, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202202090015172