Karen Johnson Davidson County
Batch# 812279 DEEDWARR
02/28/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,877.75
20220228-0022256

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2022.

Notary Public

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

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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: 119 06 0 374.00
(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, **Seth Christopher Neumann and Sarah Shoop Neumann, husband and wife**, 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 Number 4 Re-Subdivision of Lot 1 of Bryant Heights, of record in Instrument Number 20170801-0078210, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to Seth Christopher Neumann and Sarah Shoop Neumann, husband and wife, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20180524-0049953, in the Register's Office of Davidson County, Tennessee, dated May 18, 2018 and recorded on May 24, 2018.

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 2672 Hartford Dr, Nashville, TN 37210

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 15th day of February, 2022

Seth Christopher Neumann

Sarah Shoop Neumann

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Seth Christopher Neumann and Sarah Shoop Neumann, husband and wife, 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 15th day of February, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **February 15, 2022**.

Date

Affiant Signature

02/16/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **16th** day of **February**, 20**22**.

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

202202280022256