This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $462,000.00.

Affiant

Subscribed and sworn before me this the 31 day of March, 2022.

Notary Public
My commission expires: July 9, 2022

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
OP Gold, LLC 2150 E. German Road, Suite 1 Chandler, AZ 85286	New Owner	186-03-0A 151.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELLA J. WILSON, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to OP GOLD, LLC, A DELAWARE LIMITED LIABILITY COMPANY ,hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Final Plat of Burkitt Commons, Phase I, of record in Plat at Instrument No. 20180119-0006002, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ella Wilson, a married woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 07/29/2019, of record in Instrument No. 20190801-0076011, said Register's Office.

This is an investment property for the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 505 Ivor Street, Nolensville, TN 37135.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 833075 DEEDWARR
04/01/2022 10:46:48 AM 2 pgs
Fees: $13.00 Taxes: $1,709.40
20220401-0037943

EW

Witness my hand this the 31st day of March, 2022.

Ella J. Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ella J. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2022.

My commission expires:
7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY