Karen Johnson Davidson County
Batch# 833784 DEEDWARR
04/04/2022 09:56:32 AM 2 pgs
Fees: $13.00 Taxes: $1,214.71
20220404-0038489

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $328,300.00.

Affiant

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

Notary Public
My Commission Expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File No.: 2022-288

Address of New Owner:	Send Tax Bills to:	Tax Information:
OP SPE TPA1, LLC, a Delaware limited liability company	New Owner 2150 E. German Road, Suite 1 Chandler, AZ 85286	Property 1: 074-12-0-097

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Samuel Nasr and Shehata Zakher

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

OP SPE TPA1, LLC, a Delaware limited liability company

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Certain real property situate in Davidson County, Tennessee, and described as follows, to- wit:

Being Lot No. 513, Hermitage Hills, Section V, as shown by plat of record in Book 3300, pages 1 and 2, (erroneously referred to in the previous deed as 12) Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Elizabeth V. Pritchett and Steven R. Zelle, a single individual and Elizabeth V. Pritchett by Warranty Deed dated March 16, 2020 and recorded March 16, 2020, of record in Instrument No. 20200316-0028732, Register's Office for Davidson County, Tennessee. Being further conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Elizabeth V. Pritchett and Steven R. Zelle, dated November 15, 2021 and recorded November 22, 2021, of record in Instrument No. 20211122-0154490, Register's Office for Davidson County, Tennessee. Being further conveyed to Samuel Nasr and Shehata Zakher, by Deed dated November 15, 2021 from Music City Holdings, LLC, a Texas limited liability company, recorded November 30, 2021, in Instrument Number 20211130-0157759, in the Official Records of Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of either Grantor.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property located at 194 Jacksonian Drive, Hermitage, TN 37076.

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 my/our hands this 31st day of March, 2022.

Samuel Nasr

Shehata Zakher

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Samuel Nasr and Shehata Zakher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public at Large

My Commission Expires: 1-23-23.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY