WARRANTY DEED

Karen Johnson Davidson County
Batch# 838845 DEEDWARR
04/13/2022 09:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,367.15
20220413-0042607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 08/20/2024
(AFFIX SEAL)

KELLEY B. DEMASTUS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OP SPE TPA1, LLC, a Delaware limited liability company	OP SPE TPA1, LLC, a Delaware limited liability company	Parcel ID: 075-07-0-099.00-000
(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, **Tasarla E Tudor, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP SPE TPA1, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot Number 200 on the Plan of Tulip Grove, Section Four, as of record in Plat Book 4175, Page 12, Register Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tasarla E Tudor, an unmarried woman, By Special Warranty Deed from Federal Home Loan Mortgage Corporation ("Freddie Mac"), Attorney-in-Fact National Default REO Services, a Delaware Limited Liability Company dba First American Asset Closing Services ("FAACS") dated August 09, 2013 recorded September 23, 2013, of record as Instrument No. 20130923-0099636, and Affidavit of Sale Contract on Real Property on February 22, 2022, of record as Instrument No. 20220222-0020105 Register's Office for Davidson County, Tennessee.

As further conveyed to Tasarla E. Tudor, by Quitclaim Deed from Patrick M. Allbritten dated March 30, 2022, recorded _____, in Book_____, Page _____, in _____ County Register's Office.

202204130042606

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 624 Denver Court, 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 our hands this 1st day of April, 2022

Tasarla E Tudor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Tasarla E Tudor, an unmarried woman, 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 31st day of ~~March~~, 2022.

Notary Public

My Commission Expires:

(SEAL) 9/18/23

DANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 09-18-2023

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 4/1/2022.

Date

Jamika Jones
Affiant Signature

04/06/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of April, 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