WARRANTY DEED

Karen Johnson Davidson County
Batch# 850001 DEEDWARR
05/03/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20220503-0051236

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-20

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)
Kaitlyn Mason	Cardinal Financial Company, Limited Partnership DBA Peoples Home Equity	Parcel ID: 141-06-0D-028.00-000
(NAME) 3057 Harpeth Springs Drive	(NAME) P.O. Box 961292	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Fort Worth, TX 76161-0292	
(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, **OP SPE TPA1, LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kaitlyn Elizabeth Mason, an unmarried woman**, 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 Unit No. 28 on the Plan of Riverbridge Community, Phase 1A, a Planned Unit Development, of record in Instrument No. 20020709-0082561 (Boundary Plat) and Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth W. Edmisson, unmarried, By Warranty Deed from Jamaal B. Sheats, unmarried dated July 28, 2006 recorded July 31, 2006, of record as Instrument No. 20060731-0092289 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company, By Warranty Deed from Kenneth Wayne Edmisson, Jr., an unmarried man dated March 16, 2022 recorded March 25, 2022, of record as Instrument No. 20220325-0034872 Register's Office for Davidson County, Tennessee.

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 3057 Harpeth Springs Drive, Nashville, TN 37221

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 14 day of April, 2022

OP SPE TPA1, LLC, A Delaware limited liability company
By: OP SPE Borrower Parent LLC, A Delaware limited liability company
By: OP SPE HOLDCO, LLC, Managing Member

By: Rebecca McLean

Its: Rebecca McLean
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Rebecca McLean, the authorized of OP SPE HOLDCO, LLC, the Managing Member of OP SPE BORROWER PARENT, LLC, a Delaware limited liability company, the Managing Member of OP SPE TPA1, LLC, a Delaware limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the authorized of OP SPE HOLDCO, LLC, and that as such authorized, he/she is authorized and did so sign the name of the company, OP SPE HOLDCO, LLC, as the Managing Member of OP SPE BORROWER PARENT, LLC, as the Managing Member of OP SPE TPA1, LLC, a Delaware limited liability company.

Witness my hand and official seal, this the 14 day of April, 2022.

Candace Barnes
Notary Public

My Commission Expires: 9/22/23

(SEAL)

CANDACE BARNES
Notary Public - Arizona
Maricopa County
Commission # 570289
My Comm. Expires Sep 22, 2023

Certificate of Authenticity

I, Tonya Loftin, 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 **April 14, 2022**.

Date

Tonya Loftin
Affiant Signature

April 27, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of April, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)