WARRANTY DEED

Karen Johnson Davidson County
Batch# 859611 DEEDWARR
05/20/2022 10:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20220520-0058790

STATE OF Virginia
COUNTY OF Hanover

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Stacy Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MAY, 2022.

Dawn M Walker
Notary Public

MY COMMISSION EXPIRES 4.30.24
(AFFIX SEAL)

Dawn M Walker
NOTARY PUBLIC
REGISTRATION # 7759273
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04.30.2026

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: 09512011500
(NAME) 2150 E. Germann Road	(NAME) 2150 E. Germann 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, **Joshua T. Decker and Christina M. Decker, 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 No. 36, as shown on the map entitled Martinwood Heights, of record in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua T. Decker and Christina M. Decker, husband and wife from Joshua C. Wilson, married by Warranty Deed dated March 23, 2020 and recorded on March 24, 2020 in Instrument No. 20200324-0031964, 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 2700 Lakeland Dr, Nashville, TN 37214

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 12th day of MAY, 2022

Joshua T. Decker

Christina M. Decker

STATE OF Virginia

COUNTY OF Hanover

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Joshua T. Decker and Christina M. Decker, 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 12th day of May, 2022.

Dawn M Walker
Notary Public

My Commission Expires: 4.30.26

(SEAL)

Dawn M Walker
NOTARY PUBLIC
REGISTRATION # 7759273
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 04.30.2026

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 **May 12, 2022**.

Date

Tonya Loftin
Affiant Signature

May 16, 2022
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 16th day of May, 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)