STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,050.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 01/26/2022

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 866330 **DEEDWARR**
06/02/2022 11:33:23 AM 2 pgs
Fees: $13.00 Taxes: $1,221.19

20220602-0063738

06-NSH22-04269

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
OP SPE TPA1, LLC, a Delaware limited liability company 2150 E. German Rd., Ste 1 Chandler, AZ 85286	NEW OWNER	120-01-0-013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jamie Spicer, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **OP SPE TPA1, LLC, A Delaware limited liability company**, hereinafter called the Grantees, their successors 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. 304 on the plan of Glengarry Park, Section III, as of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 begins at a point in the Southwesterly margin of Winthorne Drive between Lots Nos. 303 and 304; thence Southeasterly 105.0 feet with the line between said Lots Nos. 303 and 304 to a concrete monument in the common corner of Lots Nos. 303, 304 and 305; thence Southeasterly with the line between Lots Nos. 304 and 305, 121.6 feet to a point in the Northwesterly margin of Winthorne Court; thence with said margin of Winthorne Court, Northeasterly 143.1 feet to a point the beginning of a curve; thence Northwesterly around said curve 391.3 feet to a point in the Southwesterly margin of Winthorne Drive; thence with the said margin of Winthorne Drive, Northwesterly 110.0 feet to the point of beginning.

Being the same property conveyed to James F. Bradford and wife, Marguerite M. Bradford, by Warranty Deed from Atlas Construction Company, a Tennessee Corporation, of record in Book 3131, Page 45, Register's Office for Davidson County, Tennessee, dated September 13, 1960 and recorded on September 15, 1960.

Said James F. Bradford became deceased, vesting Marguerite M. Bradford as surviving tenant.

Being the same property conveyed to Marguerite M. Bradford and Jamie Spicer, as tenants in common with the right of survivorship, by Quitclaim Deed from Marguerite M. Bradford, reserving a life estate, of record in Book 10438, Page 281, Register's Office for Davidson County, Tennessee, dated April 29, 1997 and recorded on May 1, 1997.

Said Marguerite M. Bradford became deceased on February 11, 2010, thereby terminating her life estate and leaving Jamie Spicer as surviving tenant.

Nona Lee Cooper, the spouse of Jamie Spicer, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Jamie Spicer.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 812 Winthorne Court, Nashville, TN 37217

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 1st day of June, 2022

Jamie Spicer

Nona Lee Cooper

STATE OF TENNESSEE

COUNTY OF WILSON

On this 1st day of June, 2022, before me personally appeared Jamie Spicer and Nona Lee Cooper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 6/26/2022