WARRANTY DEED

Karen Johnson Davidson County
Batch# 882577 DEEDWARR
06/30/2022 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20220630-0076208

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2022.

Notary Public

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

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

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)
Sebastian Sammie Diaz, Jr. and Rebecca Diaz, husband and wife	FirstBank	Parcel ID: 074 12 0 097.00
(NAME) 194 Jacksonian Dr	(NAME) 722 Columbia Avenue	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Franklin, TN 37064	
(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 **Sebastian Sammie Diaz, Jr. Rebecca Diaz, husband and wife**, 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. 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, unmarried from Royce D. Tabor, married, Bobbye Ray Hager, married and Jimmie Nell Bradley, married, by and through her lawful Attorney-in-Fact, Thomas Earl Hager by Warranty Deed dated November 10, 1995 and recorded on November 15, 1995 in Book 9860, Page 124, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Steven R. Zelle and Elizabeth V. Pritchett, a single individual from Elizabeth V. Pritchett, a single individual by Tennessee General Warranty Deed dated March 16, 2020 and recorded on March 16, 2020 in Instrument No. 20200316-0028732, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Music City Holdings, LLC a Texas limited liability company from Elizabeth V. Pritchett and Steven R. Zelle by Warranty Deed dated November 15, 2021 and recorded on November 22, 2021 in Instrument No. 20211122-0154490, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shehata Zakher and Samwail Nasr from Music City Holdings, LLC a Texas limited liability company by Warranty Deed dated November 15, 2021 and recorded on November 30, 2021 in Instrument No. 20211130-0157759, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Samuel Nasr and Shehata Zakher by Warranty Deed dated March 31, 2022 and recorded on April 4, 2022 in Instrument No. 20220404-0038489, 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 194 Jacksonian Dr, 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 8 day of June, 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: 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 Mateen, 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 8 day of June, 2022.

Notary Public

My Commission Expires: June 2024

(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024