Karen Johnson Davidson County
Batch# 906791 DEEDWARR
08/23/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20220823-0095270

WARRANTY DEED

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.14.25
(AFFIX SEAL)

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)
Cesar Antonio Padilla Soto	First Community Mortgage Inc	Parcel ID: 149 02 0D 028.00
(NAME) 728 Bishopsgate Road	(NAME) 6640 Carothers Parkway Suite 410	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(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 **Cesar Antonio Padillo Soto, married man,** 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. 28 on the Plan of Section Four, Piccadilly Subdivision, of record in Plat Book 6900, Page 481, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dolores Richie Smith, unmarried and Peggy Smith Tenants in common with right of survivorship from Dal Suan Piang, married, and Lukaman Khan Dal and Sian Luka and wife, and Dim Lang by Warranty Deed dated December 12, 2016 and recorded on December 15, 2016 in Instrument No. 20161215-0131743, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware Limited Liability Company from Peggy Smith, an unmarried person by Warranty Deed dated May 18, 2022 and recorded on May 25, 2022 in Instrument No. 20220525-0060403, 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 728 Bishopsgate Road, Antioch, TN 37013

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 11 day of August, 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 Mc

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 11 day of August, 2022.

Candace Barnes
Notary Public

My Commission Expires: Sep 22, 2023

(SEAL)

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

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Aug. 11, 2022.

Affiant
Date: August 23, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of August 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY