WARRANTY DEED

Karen Johnson Davidson County
Batch# 911685 DEEDWARR
09/01/2022 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,445.59
20220901-0098750

STATE OF Tennessee
COUNTY OF Willaimson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 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)
Roberto Jose Canua Solano and Sophie Marie Gault	Alameda Mortgage Corporation	Parcel ID: 075 07 0 099.00
(NAME)	(NAME)	
624 Denver Court	1850 Mt. Diablo Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Walnut Creek, CA 94596	
(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 **Roberto Jose Canua Solano and Sophie Marie Gault, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot Number 200 on the Plan of Tulip Grove, Section Four, as of record in Plat Book 4175, Page 12, Register Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Tasarla E Tudor, an unmarried woman from Federal Home Loan Mortgage Corporation ("Freddie Mac") by Special Warranty Deed (Corporation) dated August 9, 2013 and recorded on September 23, 2013 in Instrument No. 20130923-0099636, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tasarla E. Tudor from Patrick M. Allbritten, an unmarried man by Quit Claim Deed dated March 30, 2022 and recorded on April 13, 2022 in Instrument No. 20220413-0042606, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Tasarla E Tudor, an unmarried woman by Warranty Deed dated April 1, 2022 and recorded on April 13, 2022 in Instrument No. 20220413-0042607, 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 624 Denver Court, 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 22nd 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: _____
Carrie Yost
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, Carrie Yost, 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 22 day of August, 2022.

_____
Notary Public

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 613739
My Comm. Expires Jun 26 2024

My Commission Expires: 6/26/2024

(SEAL)

Certificate of Authenticity

I, Jameika Jones, 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 **August 22, 2022**.

Date

Jameika Jones
Affiant Signature

9/1/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1st day of September, 20 22.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)