WARRANTY DEED

Karen Johnson Davidson County
Batch# 921454 DEEDWARR
09/26/2022 02:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,106.30
20220926-0106519

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 2/24/24
(AFFIX SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

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 SPE TPA1, LLC, a Delaware limited liability company	OP SPE TPA1, LLC, a Delaware limited liability company	Parcel ID: 108 16 0 293.00
(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, **Ryan Bernstein and Lindsay Bernstein, Co-Trustees, or their successors in interest, of the Bernestein Living Trust. dated March 29, 2022, and any amendments thereto**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP SPE TPA1, 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 all of Lot No. 75-B, Plan of Percy Priest Woods, Section II, Zone Lot Division of Lots Nos. 75 and 81, according to plat and survey of same appearing of record in Plat Book 6250, page 307, amending Plat Book 5800, page 259, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Being the same property conveyed to Ryan J. Bernstein and Lindsay Bernstein, husband and wife from Gabrielle Garner by Warranty Deed dated July 31, 2018 and recorded on August 7, 2018 in Instrument No. 20180807-0077477, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ryan Bernstein and Lindsay Bernstein, Co-Trustees, or their successors in interest, of the Bernstein living Trust, dated March 29, 2022, and any amendments thereto from Ryan J. Bernstein and Lindsay Bernstein, husband and wife by Quit Claim Deed dated March 29, 2022 and recorded on

March 29, 2022 in Instrument No. 20220329-0036210, 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 1359 Timber Valley Drive, 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 16 day of September, 2022

Ryan Bernstein and Lindsay Bernstein, Co-Trustees, or their successors in interest, of the Bernestien Living Trust. dated March 29, 2022, and any amendments thereto

BY: Ryan Bernstein, Co-Trustee
Ryan Bernstein, Co-Trustee

BY: Lindsay Bernstein, Co-Trustee
Lindsay Bernstein, Co-Trustee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Ryan Bernstein and Lindsay Bernstein, as Co-Trustees, or their successors in interest, of the ~~Bernstein~~ Bernstein Living Trust. dated March 29, 2022, and any amendments thereto, 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 ~~23rd~~ 16th day of September, 2022.

Karen R. Campbell

Notary Public

My Commission Expires: Sept. 8, 2025

(SEAL)

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

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 9/16/2022.

Date

Jameika Jones
Affiant Signature

9/26/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 26th day of September, 20 22.

Notary's Signature

My Commission Expires: _____
Date

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

Notary's Seal (if on paper)