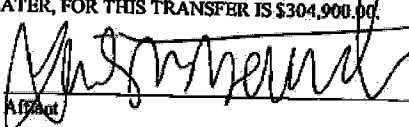
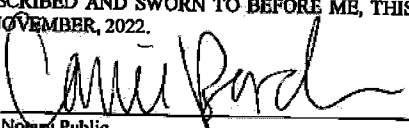
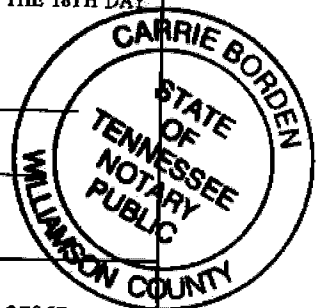


WARRANTY DEED Karen Johnson Davidson County Batch# 944692 DEEDWARR 11/28/2022 08:08:30 AM 4 pgs Fees: \$23.00 Taxes: \$1,128.13 20221128-0124180		STATE OF <u>TN</u> COUNTY OF <u>Williamson</u> THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS \$304,900.00.  Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2022.  Notary Public MY COMMISSION EXPIRES: <u>11/24/25</u> (AFFIX SEAL)
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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)	
Rachel Tiufekchiev			Legacy Home Loans, LLC DBA	Parcel ID: 108 16 0 293.00	
(NAME)			(NAME)		
1359 Timber Valley Dr			1036 Stearman Drive, Suite 6		
(ADDRESS)			(ADDRESS)		
Nashville, TN 37214			White House, TN 37188		
(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 **Rachel Tiufekchiev**, an unnamed woman, 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 11, 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 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.
 Warranty Deed

FND-2212101FC

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from 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 by Warranty Deed dated September 16, 2022 and recorded on September 26, 2022 in Instrument No. 20220926-0106519, 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 Dr, 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 November, 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: Rebecca McLean
Authorized Signer

STATE OF

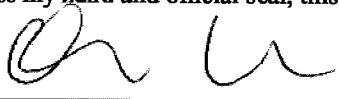
AZ

COUNTY OF

Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Rebecca Milam, 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 18 day of November, 2022.

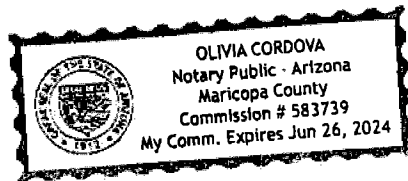


Notary Public

My Commission Expires:

12/26/2024

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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
November 18, 2022.

Date

Tonya Loftin

Affiant Signature

November 23, 2022

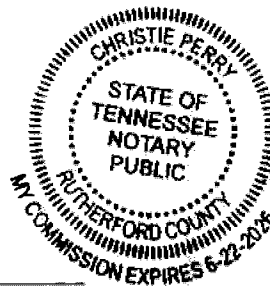
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of November, 20 22.

[Signature]
Notary's Signature



My Commission Expires: _____

Date

Notary's Seal (if on paper)