Karen Johnson Davidson County
Batch# 1002655 DEEDWARR
05/12/2023 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20230512-0035645

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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	OP SPE TPA1, LLC	Parcel ID: 076 09 0 007.00
(NAME) 2150 E. Germann Road, Suite 1	(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, **Jonathan Scott Nicholson, an unmarried person**, 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 Lot No. 24, on the Plan of Stoner Mill, Section two, of the record in book 6900, page 904, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Scott Nicholson and Heather L. Nicholson, husband and wife from Heather A. Hailey, unmarried by Warranty Deed dated July 28, 2017 and recorded on August 1, 2017 in Instrument No. 20170801-0077930, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jonathan Scott Nicholson, an unmarried individual from Heather Leigh Nicholson, an unmarried individual by Quit claim deed for Tennessee dated February 26, 2022 and recorded on March 10, 2022 in Instrument No. 20220310-0027970, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 840 Stoner Mill Ln, 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 10th day of May, 2023

Jonathan Scott Nicholson

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jonathan Scott Nicholson, an unmarried person, 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 10th day of May, 2023.

Notary Public

My Commission Expires:

(SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12-21-2024
RUTHERFORD COUNTY

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 5/10/2023.

Date

Tonya Loftin

Affiant Signature

May 12, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 12th day of May, 20 23,

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)