WARRANTY DEED

Karen Johnson Davidson County
Batch# 1014510 DEEDWARR
06/13/2023 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,606.54
20230613-0045022

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 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, a Delaware Limited Liability Company	OP SPE TPA1, LLC, a Delaware Limited Liability Company	Parcel ID: 109 01 0A 049.00
(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, **Cliff Wills, an unmarried man and Kirk Wills**, 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. 57, on the Plan of Lakeridge, Phase Two of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to T. Douglas Wills and wife, Lucy Emily Wills from Frank Batson Homes, Inc. by Warranty Deed dated December 12, 1996 and recorded on December 16, 1996 in Book 10291, Page 794, Register's Office for Davidson County, Tennessee.

The said Lucy Emily Wills having since died on or about 3/25/2018, leaving T. Douglas Wills as the surviving tenant by the entirety. The said T. Douglas Wills aka Thomas Douglas Wills having since died 11/8/2022. Affidavit of Heirship recorded April 19, 2023 in Instrument No. 20230419-0028896 and Instrument No. 20230419-0028897. Scrivener's Affidavit recorded May 18, 2023 in Instrument No. 20230518-0037437 correcting paragraph 7 of the 2 Affidavit of Heirship to show Kirk Wills and Cliff Wills as the only heirs-at-law of Douglas Wills.

Further being the same property conveyed to Kirk Wills, married, and Cliff Wills, married, as tenants in common from Kirk Wills, married, and Cliff Wills, married, as tenants in common by Quitclaim Deed dated April 14, 2023 and recorded on April 19, 2023 in Instrument No. 20230419-0028898, 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 3908 Lakeridge Run , 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 12th day of June, 2023

Cliff Wills

Kirk Wills

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Cliff Wills, a married person Kirk Wills, a married 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 12th day of June, 2023.

Notary Public

My Commission Expires:

(SEAL)

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

June 12, 2023

Date

Tonya Loftin

Affiant Signature

June 13, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th day of June, 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)