Karen Johnson Davidson County
Batch# 1017155 DEEDWARR
06/21/2023 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,028.60
20230621-0046995

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH 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	OP SPE TPA1, LLC	Parcel ID: 080 07 0 048.00
(NAME) 2150 E. Germann Road, Ste 1	(NAME) 2150 E. Germann Road, Ste 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, **5001 Properties, LLC, a Tennessee limited liability company**, 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. 479 on the Plan of Bordeaux Hills, Section Six of record in Plat Book 3842, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 479 fronts 50.89 feet on the Southwesterly side of Panorama Drive and extends back between lines, 136.52 feet on the Northwesterly line and 146.0 feet on the Southeasterly line, to a dead line in the rear, measuring 70.9 feet thereon.

Being the same property conveyed to 5001 Properties, LLC, a Tennessee limited liability company from Property Help, LLC, a Tennessee limited liability company by Warranty Deed dated June 4, 2018 and recorded on June 13, 2018 in Instrument No. 20180613-0056740, 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 3315 Panorama Dr, Nashville, TN 37218

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 20th day of June, 2023

5001 Properties, LLC, a Tennessee limited liability company

BY: _____
Kristin Walker
Managing Member

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristin Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Owner, and is authorized to execute the instrument on behalf of 5001 Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Owner, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Owner.

Witness my hand and official seal, this the 20th day of June, 2023.

_____
Notary Public

My Commission Expires: 3/7/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
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 6/20/2023.

Date

Tonya Loftin
Affiant Signature

June 21, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21st day of June, 20 23.

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)