Karen Johnson Davidson County
Batch# 1019262 DEEDWARR
06/26/2023 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20230626-0048607

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST 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: 073 15 0 004.00
(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, **Shannon Bullard, a married woman**, 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 number 35 on the Plan of Revision of Section 1, Sunset View, of record in Plat Book 2663, pages 27 and 28, as amended in Book 2795, page 597, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Betty Stinson from Charles L. Correll, Jr., unmarried by Warranty Deed dated November 4, 2011 and recorded on November 7, 2011 in Instrument No. 20111107-0086816, Register's Office for Davidson County, Tennessee. Tommy Joe Hardison, Executor of the Estate of Betty Bright Stinson in Case Number 14P-1744, in the Office of the Probate Court Clerk for Davidson County, Tennessee, and conveys this property pursuant to the Last Will and Testament of Betty Bright Stinson. This conveyance is made to carry out the bequest to Tommy Joe Hardison in the Last Will and Testament of Betty Bright Stinson.

Further being the same property conveyed to Tommy Joe Hardison, an unmarried man from Tommy Joe Hardison, Executor of the Estate of Betty Bright Stinson by Quitclaim Deed dated December 4, 2014 and recorded on December 4, 2014 in Instrument No. 20141204-0111297, Register's Office for Davidson County, Tennessee. The said Tommy Joe Hardison having since died, testate, on December 16, 2022, his Last Will and Testament devising the subject property to Shannon June Bullard. The decedent's estate was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P163.

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 2935 Donna Hill 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 21st day of June, 2023.

Shannon Bullard

Shannon Bullard, individually and as Personal Reprentative for the estate of Tommy Joe Hardison

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Shannon Bullard, individually and as Personal Reprentative for the estate of Tommy Joe Hardison 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 21st day of June, 2023.

Notary Public

My Commission Expires: 3-17-24

(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 6/21/2023.

Date

Tonya Loftin
Affiant Signature

June 26, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th 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)