Karen Johnson Davidson County
Batch# 1029594 DEEDWARR
07/24/2023 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20230724-0056632

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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)
Tali Tamara Weissberger and Zhenhua Yang	Farmers Bank of Kansas City	Parcel ID: 117 08 0 293.00
(NAME) 3312 Belmont Blvd	(NAME) 14231 Metcalf Ave	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Overland Park, KS 66223	
(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 **Zhenhua Yang and Tai Tamara Weissberger, a married couple,** 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. 5-A, on the Plan of Zone Lot Division Lots 3 and 5, Hawthorne Heights of record in Plat Book 5200, Page 522, as amended in Book 5800, Page 394, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Howard W. Patton and Alexine E. Patton, husband and wife from Jill C. Powell, unmarried, by Warranty Deed dated April 30, 2007 and recorded May 2, 2007 of record in Instrument Number 20070502-0052604, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alexine E. Patton and Traci Patton, as joint tenants with right of survivorship from Alexine E. Patton, Unmarried, as surviving tenant by the entirety by Quitclaim Deed dated April 7, 2020 and recorded on April 14, 2020 in Instrument No. 20200414-0038838, Register's Office for Davidson County, Tennessee. The said Alexine E. Patton having since died on January 8, 2023, vesting property to Traci Patton as the surviving tenant by the entirety.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware Limited Liability Company from Traci Patton by Warranty Deed dated April 27, 2023 and recorded on May 1, 2023 in Instrument No. 20230501-0032044, 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 3312 Belmont Blvd, Nashville, TN 37215

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 26 day of June, 2023

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: _____
Carrie Yost

Its: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Carrie Yost, 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 of office, this 26 day of June, 2023.

_____
Notary Public

My Commission Expires: 01/26/2024 (SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
[illegible] County
Commission # [illegible]739
My Comm. Expires Jun 26, 2024

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 7.20.2023 (date of document).

Affiant Signature

7.20.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 20TH day of July, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6-21-25