Karen Johnson Davidson County
Batch# 1044062 DEEDWARR
08/29/2023 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $974.95
20230829-0067721

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2023.

Stacy R. Jacobs
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: 044 05 0 023.00
(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, **Jon D. Greer and wife, Virginia D. Greer**, 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 the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 78 on the Plan of Scenic View Subdivision, not of record, described according to a survey made by W. W. Turner Company, Engineers, September 14, 1948, and by survey made by Ralph W. C. Lambert, Surveyor, July 19, 1958, and revised August 5, 1958, as follows:

Beginning at a concrete monument at the north end of the return at the northwest corner of the intersection of Scenic Drive, formerly Havron Avenue, and Hillman Place; thence around a curve to the right, said curve having a radius of 25 feet for a distance of 39.1 feet to a concrete monument on the northeasterly margin of Scenic Drive; thence with said Drive, northwestwardly 118.2 feet; thence northeastwardly 83 feet to the southwesterly line of the cemetery lot; thence with said line, southeastwardly 127.3 feet to the northwesterly margin of Hillman Place; thence with said Place, southwestwardly 60.8 feet to the beginning.

Map/Parcel 044-05-0-023.00

Being the same property conveyed to Jon D. Greer and wife, Virginia D. Greer from Alton Junior Agee and wife, Mary Hale Agee by Deed dated May 28, 1993 and recorded on June 16, 1993 in Book 8983, Page 243, 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 103 Scenic View Rd, Old Hickory, TN 37138

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 28th day of Aug, 2023

Jon D. Greer

Virginia D. Greer

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jon D. Greer and wife, Virginia D. Greer, 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 28th day of August, 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 August 28, 2023.

Date

Tonya Loftin
Affiant Signature

August 29, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of August, 2023.

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)