WARRANTY DEED

Karen Johnson Davidson County
Batch# 1045051 DEEDWARR
08/31/2023 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.13
20230831-0068490

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $374,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Bryce Whittington and Kimberly Whittington	Movement Mortgage, LLC, and/or Secretary of Housing and Urban Development	Parcel ID: 076-09-0-007.00
(NAME) 840 Stoner Mill Lane	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Indian Land, SC 29707	
(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 **Bryce Whittington and Kimberly Whittington, husband and wife**, 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. 24, on the Plan of Stoner Mill, Section two, of the record in book 6900, page 904, Register's office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan Scott Nicholson and Heather L. Nicholson, husband and wife from Heather A. Hailey, unmarried by Warranty Deed dated July 28, 2017 and recorded on August 1, 2017 in Instrument No. 20170801-0077930, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jonathan Scott Nicholson, an unmarried individual from Heather Leigh Nicholson, an unmarried individual by Quitclaim Deed dated February 26, 2022 and recorded on March 10, 2022 in Instrument No. 20220310-0027970, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Jonathan Scott Nicholson, an unmarried person by Warranty Deed dated May 10, 2023 and recorded on May 12, 2023 in Instrument No. 20230512-0035645, 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 840 Stoner Mill Lane, Hermitage, TN 37076

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 August, 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: Stacey Jones

Stacey Jones
Its: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Stacey Jones

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named ~~Vaughn Bair~~, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the , and is authorized to execute the instrument on behalf of OP SPE TPA1, LLC, a Delaware Limited Liability Company, the within named barginor, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as .

WITNESS my hand and official seal of office, this 28 day of August, 2023.

Notary Public

My Commission Expires: 6/26/2024

(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

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 31, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 31st day of August, 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)