WARRANTY DEED

Karen Johnson Davidson County
Batch# 1046319 DEEDWARR
09/05/2023 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20230905-0069485

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 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 Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica E France and Jonathan P France	American Pacific Mortgage Corporation and/or Warehouse Lenders	Parcel ID: 109 01 0A 049.00
(NAME)	(NAME)	
3908 Lakeridge Run	580 Menlo Drive Suite 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Rocklin, CA 95765	
(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 **Jessica E France and Jonathan P France, wife and husband**, 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. 57, on the Plan of Lakeridge, Phase Two of record in Plat Book 9700, Page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to T. Douglas Wills and wife, Lucy Emily Wills by Warranty Deed from Frank Batson Homes, Inc., dated December 12, 1996 and recorded on December 16, 1996 in Book 10291, Page 794, Register's Office for Davidson County, Tennessee.

The said Lucy Emily Wills having since died on or about 3/25/2018, leaving T. Douglas Wills as the surviving tenant by the entirety. The said T. Douglas Wills aka Thomas Douglas Wills having since died 11/8/2022. Affidavit of Heirship recorded April 19, 2023 in Instrument No. 20230419-0028896 and Instrument No. 20230419-0028897. Scrivener's Affidavit recorded May 18, 2023 in Instrument No. 20230518-0037437 correcting paragraph 7 of the two (2) Affidavit of Heirship to show Kirk Wills and Cliff Wills as the only heirs-at-law of Douglas Wills.

Further being the same property conveyed to Kirk Wills, married, and Cliff Wills, married, as tenants in common by Quitclaim Deed from Kirk Wills, married, and Cliff Wills, married, as tenants in common, dated April 14, 2023 and recorded on April 19, 2023 in Instrument No. 20230419-0028898, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware Limited Liability Company by Warranty Deed from Cliff Wills, an unmarried man and Kirk Wills, dated June 13, 2023 and recorded on June 13, 2023 in Instrument No. 20230613-0045022, 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 3908 Lakeridge Run, 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 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: _____

Its: Stacey Jones
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, Stacey Jones, 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 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 8/28/2023.

Date

Tonya Loftin
Affiant Signature

September 5, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of September, 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)