Karen Johnson Davidson County
Batch# 1052972 DEEDWARR
09/22/2023 11:27:30 AM 6 pgs
Fees: $33.00 Taxes: $921.49
20230922-0074626

WARRANTY DEED

MAIL RECORDED DEED TO:

OP SPE PHX1, LLC
2150 E. GERMANN RD. STE. 1
CHANDLER, AZ 85268

OWNER (SEND TAX BILLS TO):

OP SPE PHX1, LLC
2150 E. GERMANN RD. STE. 1
CHANDLER, AZ 85268

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-NINE THOUSAND FIFTY AND 00/100 Dollars ($249,050.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, VERONICA C. HITE, an unmarried woman (herein, "Grantor"), whose address is 2507 Oakwood Ave., Nashville, TN 37207, hereby sells, transfers and conveys to OP SPE PHX1, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 2150 E. Germann Rd. Ste. 1, Chandler, AZ 85268, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2507 Oakwood Ave., Nashville, TN 37207

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

WITNESS my hand and seal this 18TH day of SEPTEMBER 2023.

PIN NO: 07104023900

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Veronica C. Hite

Veronica C. Hite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Veronica C. Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18TH day of SEPTEMBER, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-21-2026

MONICA K COGGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

OATH OF CONSIDERATION

STATE OF Arizona
COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $ 249,050.00.

Grantee:

OP SPE PHX1, LLC, a Delaware limited liability company

By: Kelsey Cole
Printed Name: Kelsey Cole
Title: Authorized Signer

Subscribed and sworn to under oath before me, this 14th day of September, 2023 by Kelsey Cole, as Authorized Signer of OP SPE PHX1, LLC, a Delaware limited liability company.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/13/2025

BRENT P HUNTER
Notary Public - Arizona
Maricopa County
Commission # 603051
My Comm. Expires Mar 13, 2025

EXHIBIT A

[Legal Description]

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty Instrument 20051220-0152406 on December 20, 2005.

PIN NO: 07104023900

STREET ADDRESS:

2507 Oakwood Ave., Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

EXHIBIT 'A'

File No.: **TTN912033 (BS)**

Property: **2507 Oakwood Ave, Nashville, TN 37207**

Land in Davidson County, Tennessee, Being Lot No. 75 on the Plan of Subdivision record Plat of Section 1, Shepardwood Subdivision, of record in Plat Book 4175, Page 82 and 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Veronica C. Hite, by Warranty Deed from Mona L. Williams, unmarried, of record in Instrument No. 20051220-0152406, in the Register's Office of Davidson County, Tennessee, dated December 16, 2005 and recorded on December 20, 2005.

A.P.N. 07104023900

Tennessee Certification of Electronic Document

I, Melissa Blackwick, 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 9/18/2023 (date of document).

Affiant Signature

9/22/2023
Date

State of New York

County of New York

Sworn to and subscribed before me this 22nd day of September, 2023.

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified in Nassau County
Commission Expires July 10, 2026

Notary's Signature

MY COMMISSION EXPIRES: July 10, 2026

NOTARY'S SEAL