WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054530 DEEDWARR
09/27/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,402.30
20230927-0075844

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 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 Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OP SPE PHX1, LLC, a Delaware Limited Liability Company	OP SPE PHX1, LLC, a Delaware Limited Liability Company	Parcel ID: 133 11 0 159.00
(NAME) 2150 E. Germann Rd.	(NAME) 2150 E. Germann Rd., STE 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, **Miguel Ledezma and Sandra Hernandez, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OP SPE PHX1, 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 Davidson County, Tennessee, being Lot No. 206, on the Plan of Valley View Meadows, Section II, of record in Plat Book 3600, page 60, Register's Office for Davidson County, Tennessee, and to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Miguel Ledezma and Able Ledezma from U.S. Bank National Association, as Trustee by Special Warranty Deed, dated August 23, 2006 and recorded on September 6, 2006 in Instrument No. 20060906-0110026, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Russell J. McCann, Trustee from Able Ledezma, unmarried by Strawman Quitclaim Deed, dated October 11, 2007 and recorded on October 12, 2007 in Instrument No. 20071012-0121368, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Miguel Ledezma and Sandra Hernandez, husband and wife from Russell J. McCann, Trustee by Strawman Quitclaim Deed, dated October 11, 2007 and recorded on October 12, 2007 in Instrument No. 20071012-0121368, in the 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 3731 Valley Ridge Dr., Nashville, TN 37211

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 25th day of Sept., 2023

Miguel Ledezma

Sandra Hernandez

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Miguel Ledezma and Sandra Hernandez, husband and wife, 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 25th day of September, 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 9/25/2023.

Date

Tonya Loftin
Affiant Signature

September 27, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27th 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)