WARRANTY DEED

Karen Johnson Davidson County
Batch# 1054852 DEEDWARR
09/27/2023 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,319.05
20230927-0075997

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2023.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2027
(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: 128 11 0 026.00
(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, **Mary E. Underwood, a widow**, 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. 16 on the Plan of Holt Meadows and extends back 172.00 feet on the northeasterly line 161.51 feet (by field survey 171.51) feet on the southeasterly line, to a line in the rear which is a broken line on which it measures 70.11 feet, of record in Book 4300, Page 174, Register's Office for said County.

Being the same property conveyed to Mary E. Underwood from Harvey E. Hoskins and wife, Artherine F. Hoskins by Warranty Deed dated March 28, 2002 and recorded on April 4, 2002 in Instrument No. 20020404-0041282 and re-recorded in Instrument No. 20020627-0077955, filed on June 27, 2002 to add plat reference, 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 545 Holt Valley Rd, Nashville, TN 37221

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 26th day of September 2023

Mary E Underwood by Christopher Lee Underwood

Mary E. Underwood by: Christopher Lee Underwood, Attorney-In-Fact

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Christopher Lee Underwood, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary E. Underwood, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2023.

Notary Public

My Commission Expires: 3/1/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
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

September 26, 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 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)