Karen Johnson Davidson County
Batch# 1063444 DEEDWARR
10/20/2023 01:48:30 PM 6 pgs
Fees: $33.00 Taxes: $1,228.40
20231020-0082531

WARRANTY DEED

MAIL RECORDED DEED TO:

OP SPE PHX1, LLC
2150 E. GERMANN ROAD, SUITE 1
CHANDLER, AZ 85268

OWNER (SEND TAX BILLS TO):

OP SPE PHX1, LLC
2150 E. GERMANN ROAD, SUITE 1
CHANDLER, AZ 85268

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THIRTY-TWO THOUSAND ONE AND 00/100 Dollars ($332,001.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES MICHAEL WILYARD AND JAMIE KATHLEEN KOWALSKI, Individually, as Devisees and Co-Executors of the Estate of CAROL ANNETTE WILYARD, deceased (herein, "Grantor"), whose address is 1005 Prim Drive, Nashville, TN 37115, hereby sells, transfers and conveys to OP SPE PHX1, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 2150 E. Germann Road, Suite 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: 1005 Prim Drive, Nashville, TN 37115

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.

PIN NO: 042 04 0 001.00

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

WITNESS my hand and seal this 17 day of OCT, 2023

GRANTOR:

James Michael Wilyard, Individually as Devisee, and as Co-Executor of the Estate of Carol Annette Wilyard, Deceased

STATE OF TN
COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James Michael Wilyard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Devisee and Co-Executor of the Estate of Carol Annette Wilyard, Deceased, and that that the foregoing instrument was executed on behalf of said estate pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 17 day of OCT, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 4.19.26

DONYETTA LARK
TENNESSEE NOTARY PUBLIC
My Comm Exp. 04/19/2026
COUNTY OF RUTHERFORD

GRANTOR: Jamie Kathleen Kowalski Individually, as Devisee and Co-E on behalf of the estate of Carol Annette Wilyard, Deceased

Jamie Kathleen Kowalski, Individually, as Devisee, and Co-Executor of the Estate of Carol Annette Wilyard, Deceased

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jamie Kathleen Kowalski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the Devisee and Co-Executor of the Estate of Carol Annette Wilyard, Deceased, and that that the foregoing instrument was executed on behalf of said estate pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 17 day of October, 2023

[Affix Notary Seal]

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/06/2025

OATH OF CONSIDERATION

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $ 332,000.73.

Affiant:

Melissa Blacknick

Subscribed and sworn to under oath before me, this 19 day of October, 2023 by Melissa Blacknick

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 10, 2026

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

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 72 on the map of Primrose Acres Subdivision, as of record in Book 2663, Page 106 and 107, R.O.D.C., Tennessee, Said Lot No. 72 fronts 100.0 feet on the Northwesterly margin of Prim Drive and extends back 217.5 feet on the Northeasterly line and 215.0 feet on the Southwesterly line to a dead line, measuring 100.0 feet thereon.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Being the same property conveyed to Michael A. Wilyard, Jr. et ux, Carol A. Wilyard, by Warranty Deed from Charles F. Huffines et ux, Shirley A. Huffines, of record in Book 4489, Page 2, in the Register's Office of Davidson County, Tennessee, dated March 24, 1971 and recorded on March 26, 1971. The said Michael A. Wilyard, Jr. died on May 02, 2013, then Carol A. Wilyard died April 07, 2022 testate, devising subject property to James Michael Wilyard and Jamie Kathleen Kowalski. See Probate Case 22P-1281, Davidson County Circuit Court.

PIN NO: 042 04 0 001.00

STREET ADDRESS:

1005 Prim Drive, Nashville, TN 37115

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.

Certificate of Authenticity

I, Melissa Blacknick, do hereby make this oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/17/2023.

Signature

State of New York

County of New York

Personally appeared before me Kristin Buksa A Notary Public for this County and State, Melissa Blacknick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My commission expires: July 10, 2026