Karen Johnson Davidson County
Batch# 1083384 DEEDWARR
12/18/2023 01:47:30 PM 5 pgs
Fees: $28.00 Taxes: $1,479.63
20231218-0097454

WARRANTY DEED

MAIL RECORDED DEED TO:

VANDIT PATEL
7995 SAWYER BROWN ROAD
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

VANDIT PATEL
7995 SAWYER BROWN ROAD
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($399,900.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OP SPE PHX1, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 2150 E. Germann Road, Ste. 1, Chandler, AZ 85268, hereby sells, transfers and conveys to VANDIT PATEL, an unmarried man (herein, "Grantee"), whose address is 7995 Sawyer Brown Road, Nashville, TN 37221, 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: 7995 Sawyer Brown Road, Nashville, TN 37221

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: 128 14 0 097.00

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

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

WITNESS my hand and seal this 29 day of November, 2023

GRANTOR:

OP SPE PHX1, LLC, a Delaware limited liability company

By: Rebecca McLean
Printed Name: ~~Rebecca McLean~~
Title: ~~Authorized Signer~~

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rebecca McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the authorized of OP SPE PHX1, LLC, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 29 day of NOV, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/26/2024

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

OATH OF CONSIDERATION

STATE OF ~~CO~~ COLORADO
COUNTY OF ~~Douglas County~~ Arapahoe

The actual consideration or value, whichever is greater, for this transfer is $ 399,900.

Grantee:

Grantee signature: _____
Vandit Patel

Subscribed and sworn to under oath before me, this 13 day of Dec, 2023 by Vandit Patel.

[Affix Notary Seal]

Patricia Mills
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9.22.2023

PATRICIA MILLS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20154037466
MY COMMISSION EXPIRES SEP 22, 2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, Being Lot 5, Section 1, Stacy Square, as shown on plat of record in Plat Book 3842, Page 134, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

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, as Instrument No. 20230912-0071542 on September 12, 2023.

PIN NO: 128 14 0 097.00

STREET ADDRESS: 7995 Sawyer Brown Road, Nashville, TN 37221

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.

23-086485 (HW)

Certificate of Authenticity

I, Shelby Smith, 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 12/13/23.

Shelby Smith

Affiant Signature

12/18/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

18 day of December, 20 23.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires: _____

Notary's Seal (if on paper)