Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT23110016

Karen Johnson Davidson County
Batch # 1089241 DEEDWARR
01/08/2024 09:33:16 AM 4 pgs
Fees: $23.00 Taxes: $1,553.63
20240108-0001379

WARRANTY DEED

MAIL RECORDED DEED TO:

ALYSIA ANDREA JONES
SHAKIMA DE'ASIA STOUTT
6425 PADDINGTON WAY
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

ALYSIA ANDREA JONES
SHAKIMA DE'ASIA STOUTT
6425 PADDINGTON WAY
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($419,900.00) 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, Suite 1, Chandler, AZ 85286, hereby sells, transfers and conveys to ALYSIA ANDREA JONES, an unmarried woman, and SHAKIMA DE'ASIA STOUTT, an unmarried woman, as tenants in common with right of survivorship (herein, "Grantee"), whose address is 6425 Paddington Way, Antioch, TN 37013, 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: 6425 Paddington Way, Antioch, TN 37013

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: 151-090A-05200

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

WITNESS my hand and seal this 3 day of January, 2024.

GRANTOR:

OP SPE PHX1, LLC, a Delaware Limited Liability Company

By: Rebecca McLean
Printed Name: _____
Title: Rebecca McLean
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 3 day of Jan, 2024

[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 TN
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 419,900-.

Grantee:

Grantee signature: Alysia Andrea Jones

Alysia Andrea Jones

Subscribed and sworn to under oath before me, this 5TH day of January, 2024 by Alysia Andrea Jones.

[Affix Notary Seal]

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

Patricia L Hurtt
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Grantee:

Grantee signature: Shakima De'Asia Stoutt

Shakima De'Asia Stoutt

Subscribed and sworn to under oath before me, this 5TH day of January, 2024 by Shakima De'Asia Stoutt.

[Affix Notary Seal]

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

Patricia L Hurtt
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Final Plat, Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II of record in Plat Book 9700, Page 638, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the 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, in Warranty Deed Book as Instrument No. 20230828-0067333 on August 28, 2023.

PIN NO: 151-090A-05200

STREET ADDRESS:

6425 Paddington Way, Antioch, TN 37013

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.