Karen Johnson Davidson County
Batch# 1093096 DEEDWARR
01/23/2024 03:55:30 PM 5 pgs
Fees: $28.00 Taxes: $1,406.00
20240123-0004424

WARRANTY DEED

MAIL RECORDED DEED TO:

SHANNON BURNS
ROBERT W. BURNS
817 PEBBLE CREEK COURT
ANTIOCH, TN 37013

OWNER (SEND TAX BILLS TO):

SHANNON BURNS
ROBERT W. BURNS
817 PEBBLE CREEK COURT
ANTIOCH, TN 37013

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND 00/100 Dollars ($380,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OP SPE PHX 1, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 2150 E. Germann Rd., Ste. 1, Chandler, AZ 85286, hereby sells, transfers and conveys to SHANNON BURNS, and ROBERT W. BURNS, Joint Tenancy with Right of Surviorship (herein, "Grantee"), whose address is 817 Pebble Creek Court, 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: 817 Pebble Creek Court, 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: 14906011700

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

WITNESS my hand and seal this 8 day of January, 2024.

GRANTOR:

OP SPE PHX 1, LLC, a Delaware limited liability company

By: Rebecca M Cl
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 PHX 1, 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 8 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 DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $380,000.

Grantee:

Grantee signature:

Shannon Burns

Subscribed and sworn to under oath before me, this 19 day of Jan, 2024 by Shannon Burns.

LaTonya S. Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/17/24

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/17/2027

Grantee:

Grantee signature:

Robert W. Burns

Subscribed and sworn to under oath before me, this 19 day of Jan, 2024 by Robert W. Burns.

LaTonya S Smith
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7/17/27

[Affix Notary Seal]

LATONYA S SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 7/17/2027

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, Page 419 and Surveyor's Instrument of Correction recorded in Book 8705, Page 870, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

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. 20231103-0086395 on November 3, 2023.

PIN NO: 14906011700

STREET ADDRESS:

817 Pebble Creek Court, 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.

24-087624 (AG)

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 1/8/2024 (date of Document)

Signature

Printed Name: Melissa Blacknick

Date: 1/22/2024

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 on 1/22/2024, 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