Karen Johnson Davidson County
Batch# 1093975 DEEDWARR
01/25/2024 10:49:30 AM 5 pgs
Fees: $28.00 Taxes: $1,565.10
20240125-0005057

WARRANTY DEED

MAIL RECORDED DEED TO:

JOHN MINNIS
TOMIKA MINNIS
545 HOLT VALLEY ROAD
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

JOHN MINNIS
TOMIKA MINNIS
545 HOLT VALLEY ROAD
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($423,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OP SPE PHX 1, 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 JOHN MINNIS and TOMIKA MINNIS, husband and wife, (herein, "Grantee"), whose address is 545 Holt Valley 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: 545 Holt Valley 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 11 0 026.00

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 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 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: 06/26/2024

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

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~[illegible]~~ 423,000.

Grantee:

Grantee signature: John Minnis
John Minnis

Subscribed and sworn to under oath before me, this 12th day of Jan, 2024 by John Minnis.

[Affix Notary Seal]

Karen R. Campbell
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Grantee:

Grantee signature: Tomika Minnis
Tomika Minnis

Subscribed and sworn to under oath before me, this 12th day of Jan, 2024 by Tomika Minnis.

[Affix Notary Seal]

Karen R. Campbell
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept. 8, 2025

State of TN
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

EXHIBIT A

[Legal Description]

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 if measures 70.11 feet, of record in Plat Book 4300, Page 174, Register's Office for said County.

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 Instrument 20230927-0075997 on September 27, 2023.

PIN NO: 128 11 0 026.00

STREET ADDRESS:

545 Holt Valley 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.

24-087627 (SB)

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: 1/17/2024

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 1/17/2024, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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

Notary's Signature

My commission expires: July 10, 2026