Karen Johnson Davidson County
Batch# 1102118 DEEDWARR
02/16/2024 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $1,850.00
20240216-0010986

WARRANTY DEED

MAIL RECORDED DEED TO:

SHELDON FELTS
ALEXANDRIA DOMYSLAWSKI
300 HARPETH VALLEY ROAD
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

SHELDON FELTS
ALEXANDRIA DOMYSLAWSKI
300 HARPETH VALLEY ROAD
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THOUSAND AND 00/100 Dollars ($500,000.00) 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 Rd., Ste. 1, Chandler, AZ 85286, hereby sells, transfers and conveys to SHELDON FELTS and ALEXANDRIA DOMYSLAWSKI, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 300 Harpeth 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: 300 Harpeth 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: 128-09-0-012.00

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

WITNESS my hand and seal this 31 day of January, 2024

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 31 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

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 19, B.V. 1776 Estates, as of record in Plat Book 5050, Page 76, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 171.55 feet on the Southerly side of Harpeth Valley Drive and fronts 167.50 feet on the Easterly side of Indian Springs Drive and is adjoined by a curve measuring 39.27 feet, and fronts 212.14 feet on the Southerly lot line and fronts 224.74 feet on the Easterly lot line to a point of intersection.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Being the same property conveyed to OP SPE PHX1, LLC, a Delaware limited liability company, by Warranty Deed from Rilla Thompson Betts, Surviving spouse of William Franklin Betts, of record in Instrument No. 20231101-0085481, in the Register's Office of Davidson County, Tennessee, dated October 31, 2023 and recorded on November 01, 2023.

PIN NO: 128-09-0-012.00

STREET ADDRESS: 300 Harpeth 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.

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Grantee:

Grantee signature: _____
Sheldon Felts

Subscribed and sworn to under oath before me, this 14th day of February, 2024 by Sheldon Felts.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Grantee:

Grantee signature: _____
Alexandria Domysławski

Subscribed and sworn to under oath before me, this 14th day of February, 2024 by Alexandria Domyslawski.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-14-2026

Certificate of Authenticity

I, Tonya Loftin, 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 **January 31, 2024**.

Date

Tonya Loftin
Affiant Signature

February 16, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16th day of February, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)