Karen Johnson Davidson County
Batch# 1108941 DEEDWARR
03/08/2024 10:08:30 AM 5 pgs
Fees: $28.00 Taxes: $1,215.45
20240308-0016218

WARRANTY DEED

MAIL RECORDED DEED TO:

JEREMY LOCKHART
103 SCENIC VIEW ROAD
OLD HICKORY, TN 37138

OWNER (SEND TAX BILLS TO):

JEREMY LOCKHART
103 SCENIC VIEW ROAD
OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars ($328,500.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OP SPE TPA1, 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 JEREMY LOCKHART, an unmarried man (herein, "Grantee"), whose address is 103 Scenic View Road, Old Hickory, TN 37138, 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: 103 Scenic View Road, Old Hickory, TN 37138

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: 044 05 0 023.00

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 TPA1, 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 TPA1, 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: June 26 2024

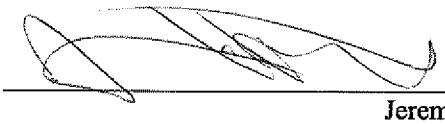
OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $ 328,500.00.

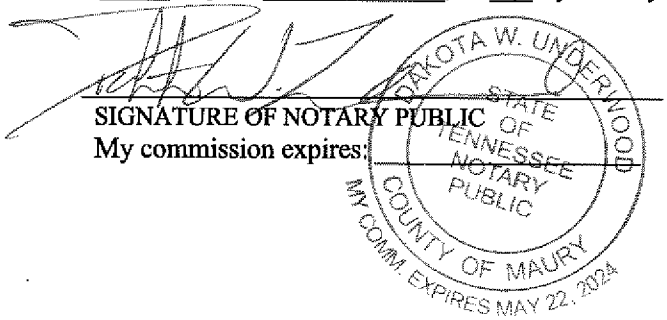
Grantee:

Grantee signature: 

Jeremy Lockhart

Subscribed and sworn to under oath before me, this 6th day of March, 2024 by Jeremy Lockhart.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires:

EXHIBIT A

[Legal Description]

Land in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 78 on the Plan of Scenic View Subdivision, not of record, described according to a survey made by W. W. Turner Company, Engineers, September 14, 1948, and by survey made by Ralph W. C. Lambert, Surveyor, July 19, 1958, and revised August 5, 1958, as follows:

Beginning at a concrete monument at the North end of the return at the Northwest corner of the intersection of Scenic Drive, formerly Havron Avenue, and Hillman Place; thence around a curve to the right, said curve having a radius of 25 feet for a distance of 39.1 feet to a concrete monument on the Northeasterly margin of Scenic Drive; thence with said Drive, Northwestwardly 118.2 feet; thence Northeastwardly 83 feet to the Southwesterly line of the cemetery lot; thence with said line, Southeastwardly 127.3 feet to the Northwesterly margin of Hillman Place; thence with said Place, Southwestwardly 60.8 feet to the beginning.

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 20230829-0067721 on August 29, 2023.

PIN NO: 044 05 0 023.00

STREET ADDRESS:

103 Scenic View Road, Old Hickory, TN 37138

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.

24-088430 (SB)

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

March 8, 2024
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of March, 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)