Karen Johnson Davidson County
Batch# 1110463 DEEDWARR
03/13/2024 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $1,202.13
20240313-0017286

WARRANTY DEED

MAIL RECORDED DEED TO:

MICHAEL ALEXANDER CAPPUCCIO
2507 OAKWOOD AVENUE
NASHVILLE, TN 37207

OWNER (SEND TAX BILLS TO):

MICHAEL ALEXANDER CAPPUCCIO
2507 OAKWOOD AVENUE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($324,900.00) 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 Rd., Ste. 1, Chandler, AZ 85286, hereby sells, transfers and conveys to MICHAEL ALEXANDER CAPPUCCIO, an unmarried man (herein, "Grantee"), whose address is 2507 Oakwood Avenue, Nashville, TN 37207, 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: 2507 Oakwood Avenue, Nashville, TN 37207

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: 071 04 0 239.00

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

WITNESS my hand and seal this 22nd day of February, 2024

GRANTOR:

OP SPE PHX1, LLC, a Delaware limited liability company

By: _____
Printed Name: _____
Title: Carrie Yost
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, Carrie Yost, 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 22 day of Feb, 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 Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 324,900.

Grantee:

Grantee signature: Michael Alexander Cappuccio
Michael Alexander Cappuccio

Subscribed and sworn to under oath before me, this 8th day of March, 2024 by Michael Alexander Cappuccio.

[Affix Notary Seal]

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

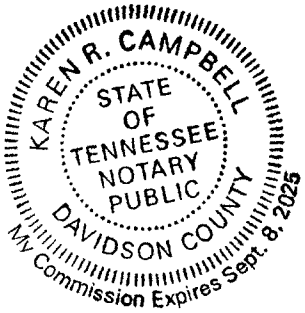


EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, Being Lot No. 75 on the Plan of Subdivision record Plat of Section 1, Shepardwood Subdivision, of record in Plat Book 4175, Page 82 and 83, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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 No. 20230922-0074626 on September 22, 2023.

PIN NO: 071 04 0 239.00

STREET ADDRESS:

2507 Oakwood Avenue, Nashville, TN 37207

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.

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 2/22/2024 (date of Document)

Signature

Printed Name: Melissa Blacknick

Date: 3/12/2024

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 3/12/2024, 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