Karen Johnson Davidson County
Batch# 1135658 DEEDWARR
05/16/2024 10:47:30 AM 6 pgs
Fees: $33.00 Taxes: $1,544.75
20240516-0036317

WARRANTY DEED

MAIL RECORDED DEED TO:

OP SPE PHX1, LLC
2150 E. GERMANN RD., STE. 1
CHANDLER, AZ 85286

OWNER (SEND TAX BILLS TO):

OP SPE PHX1, LLC
2150 E. GERMANN RD., STE. 1
CHANDLER, AZ 85286

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED SEVENTEEN THOUSAND FIVE HUNDRED AND 00/100 Dollars ($417,500.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, ATULLYA DANGOL, married and RAKESH PAI, married (together herein, "Grantor"), each of whose address is 1656 Stonewater Dr., Hermitage, TN 37076, hereby sells, transfers and conveys to OP SPE PHX1, LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 2150 E. Germann Rd., Ste. 1, Chandler, AZ 85286, 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: 1656 Stonewater Dr., Hermitage, TN 37076

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.

WITNESS my hand and seal this 10 day of MAY, 2024.

PIN NO: 097 02 0A 146.00

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

GRANTOR:

Rakesh Pai

Rakesh Pai

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rakesh Pai, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of MAY, 2024

[Affix Notary Seal]

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/9/27

GRANTOR:

Atullya Dangol

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Atullya Dangol, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of MAY, 2024

[Affix Notary Seal]

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/9/27

OATH OF CONSIDERATION

STATE OF New York
COUNTY OF New York

The actual consideration or value, whichever is greater, for this transfer is $ 417,500.

Affiant:

Melissa Blacknick

Subscribed and sworn to under oath before me, this 14 day of May, 2024 by Melissa Blacknick.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 10, 2026

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

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument Nos. 20110510-0035925 and 20120705-0059091, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Being the same property conveyed to Atullya Dangol, married, and Rakesh Pai, married, as tenants in common, by Warranty Deed from Kyle Mountsier and Amanda Mountsier, husband and wife, of record in Instrument No. 20170928-0099236, in the Register's Office of Davidson County, Tennessee, dated September 22, 2017 and recorded on September 28, 2017.

PIN NO: 097-02-0A-146.00

STREET ADDRESS: 1656 Stonewater Dr., Hermitage, TN 37076

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 5/10/2024 (date of Document)

Signature

Printed Name: Melissa Blacknick

Date: 5/14/2024

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 5/14/2024, 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