Karen Johnson
Batch # 1157388
07/12/2024 10:52:55 AM
Fees: $23.00 Taxes: $1,332.00

Davidson County
DEEDWARR
4 pgs

20240712-0052491

WARRANTY DEED

MAIL RECORDED DEED TO:

NICHOLE FONTAINE
513 RIVERWAY COVE LANE
OLD HICKORY, TN 37138

OWNER (SEND TAX BILLS TO):

NICHOLE FONTAINE
513 RIVERWAY COVE LANE
OLD HICKORY, TN 37138

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED SIXTY THOUSAND AND 00/100 Dollars ~~($369,900.00)~~ **, 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 NICHOLE FONTAINE, asingle woman (herein, "Grantee"), whose address is 513 Riverway Cove Lane, 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: 513 Riverway Cove Lane, 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.

** ($360,000.00)

Map & Parcel: 053 06 0B 083.00

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

WITNESS my hand and seal this 29 day of April, 2024.

GRANTOR:

OP SPE PHX1, LLC, a Delaware limited liability company

By: Rebecca McLean
Printed Name: Rebecca McLean
Title: Authorized Signer

STATE OF Arizona
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 Signer 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 29th day of April, 2024.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 2/20/2025

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Phase 5B, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 838 and 839, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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 Aerial M. Crist and Brian M. Crist, wife and husband, of record in Instrument No. 20240102-0000130, in the Register's Office of Davidson County, Tennessee, dated December 18, 2023 and recorded on January 02, 2024.

PIN NO: 053 06 0B 083.00

STREET ADDRESS:

513 Riverway Cove Lane, 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.

OATH OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Subscribed and sworn to under oath before me, this 28th day of JUNE, 2024

[Affix Notary Seal]

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/8/28