Karen Johnson Davidson County
Batch# 1202721 DEEDWARR
11/07/2024 01:37:30 PM 5 pgs
Fees: $28.00 Taxes: $1,517.00
20241107-0086935

WARRANTY DEED

MAIL RECORDED DEED TO:

RODNEY ROMEO
FRANCES ROMEO
1656 STONEWATER DRIVE
HERMITAGE, TN 37076

OWNER (SEND TAX BILLS TO):

RODNEY ROMEO
FRANCES ROMEO
1656 STONEWATER DRIVE
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TEN THOUSAND AND 00/100 Dollars ($410,000.00) 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 RODNEY ROMEO and FRANCES ROMEO, husband and wife, (herein, "Grantee"), whose address is 1656 Stonewater Drive, Hermitage, TN 37076, 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 Drive, 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.

PIN NO: 097-020A-14600

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

WITNESS my hand and seal this 24 day of October, 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 24th day of October 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

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $410,000.

Grantee:

Grantee signature: _____
Rodney Romeo

Subscribed and sworn to under oath before me, this 5th day of November, 2024 by Rodney Romeo.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

Grantee:

Grantee signature: _____
Frances Romeo

Subscribed and sworn to under oath before me, this 5th day of November, 2024 by Frances Romeo.

[Affix Notary Seal]

SUSAN G HUTTINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5-8-2028

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:

Previous and last conveyance; being the same property conveyed to OP SPE PHX1, LLC, a Delaware limited liability company, by Warranty Deed from Atullya Dangol, married, and Rakesh Pai, married, of record in Instrument No. 20240516-0036317, in the Register's Office of Davidson County, Tennessee, dated May 10, 2024 and recorded on May 16, 2024.

PIN NO: 097-020A-14600

STREET ADDRESS:

1656 Stonewater Drive, 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.

24-097703 (JL)

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 10/24/2024.

Signature

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 acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

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

My commission expires: July 10, 2026