Karen Johnson Davidson County
Batch# 1228699 DEEDWARRSP
01/22/2025 09:14:30 AM 4 pgs
Fees: $23.00 Taxes: $1,020.09
20250122-0004730

Prepared By:	Property Address:	Return To:	Property Owner and Taxes to be Paid by: 1S REO Opportunity 1, LLC. 370 Highland Ave, Suite 200 Piedmont, CA 94611 Tax Parcel ID #:09508016100
BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341	2523 David Court Nashville, TN 37214	BROCK & SCOTT, PLLC 4360 Chamblee Dunwoody Road Suite 310 Atlanta, GA 30341	
Grantor(s): **1 Sharpe Opportunity Intermediate Trust** (All references to Grantor and Grantee herein include the said parties, their respective heirs, successors, and assigns, and include the singular, plural, masculine, and feminine as in each case required by context.)		Grantee(s): 1S REO Opportunity 1, LLC., its successors and assigns	

TENNESSEE SPECIAL WARRANTY DEED

WITNESSETH: That the aforesaid Grantor, for and in consideration of the sum of one dollar ($1.00) and other good and valuable consideration paid in hand to him, the receipt and sufficiency of which is hereby acknowledged, has and does by these presents grant, bargain, sell, and convey, unto the Grantee in fee simple, all that certain lot, tract, or parcel of land, situate and lying in the County of Davidson, State of TN, and being hereinafter described as follows:

BEING LOT NO. 61, ON THE PLAN OF WOODBERRY PARK, OF RECORD IN BOOK 2133, PAGES 117, 118, AND 119, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

A.P.N.: 095 08 0 161.00

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, together with all appurtenances and hereditaments thereunto appertaining unto the use and benefit of the Grantee, his heirs, successors, and assigns FOREVER.

AND THE GRANTOR does covenant and warrant that he has done nothing to impair such title as he has received, and that the Grantor will warrant and defend the title of the Grantee, his heirs, successors, and assigns, against the lawful claims of any person claiming under, by, or through Grantor, FOREVER.

THE AFORESAID grant of title is subject to the following exceptions:

1. Restrictions, Easements, and other matters appearing of record or otherwise known to the Grantee.

THE GRANTOR acquired his interest in the aforesaid parcel by an instrument filed in the Davidson Registry of Deeds as Instrument 20250106-0000960.

IN WITNESS WHEREOF the Grantor has hereunto set his hand and seal the 9 day of January, 2025.

1 Sharpe Opportunity Intermediate Trust

Anjali Mecklai (Printed Name)

COO (Title)

STATE OF California }
}
COUNTY OF San Francisco }

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Anjali Mecklai (officer), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be COO (title) (or other officer authorized to execute the instrument) of 1 Sharpe Opportunity Intermediate Trust, the within named bargainor, a corporation, and that such COO (title) or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as COO (title).

Witness my hand and seal of office this the 9 day of January, 2025.

Notary Public

My Commission Expires: 10-24-2025

DARRELL EDWARD MOORE
COMM. #2379806
Notary Public - California
Alameda County
My Comm. Expires Oct. 24, 2025

NRO1 NRO1

STATE OF TENNESSEE }
}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever may be greater, which is given in exchange for the aforesaid estate, is $275,700.00

Affiant

Anjali Mecklai
COO

STATE OF California }
}
COUNTY OF San Francisco }

Sworn to and Subscribed before me this 9 day of January, 2025.

Notary-Public
My Commission Expires: 10-24-2025

DARRELL EDWARD MOORE
COMM. #2379806
Notary Public - California
Alameda County
My Comm. Expires Oct. 24, 2025

NRO1 NRO1

TRUE COPY CERTIFICATION

I, Blair Weatherly, 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 15, 2025.

BW

Affiant Signature

Date: 1/15/2025

State of GA

County of Dekalb

Sworn to and subscribed before me this 15 day of January, 2025.

Notary's Signature



MY COMMISSION EXPIRES: