

WARRANTY DEED

Karen Johnson Davidson County
Batch# 648375 DEEDWARR
06/03/2021 08:33:30 AM 2 pgs
Fees: $13.00 Taxes: $854.70
20210603-0074277

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
OfferPad (SPVBorrower1), LLC, a Delaware limited liability company	OfferPad (SPVBorrower1), LLC, a Delaware limited liability company	149 05 0A 218.00
(NAME) 2150 E German Road	(NAME) 2150 E German Road, Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cory Harkins and Christine Harkins, f/k/a Christine Mondesir, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **OfferPad (SPVBorrower1), LLC, a Delaware limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 218 on the Plan of Phase Three Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839, Master Deed recorded in Book 7466, Page 248, Amendment to Master Deed recorded in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 201403070019460, Annexation of Land recorded in Book 7779, Page 48, Book 7572, Page 222 and corrected Annexation of Land recorded in Book 8026, Page 588, Register's Office for Davidson County, Tennessee, to which plan reference is herebymade for a more complete and accurate description.

Being the same property conveyed to Cory Harkins and Christine Mondesir, husband and wife, by Warranty Deed from David E. Reinhardt and Judith M. Reinhardt, husband and wife, of record in Instrument No. 20160831-0091199, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on August 31, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 218 Pepper Ridge Circle, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of May, 2021.

Cory Harkins

Christine Harkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State **Cory Harkins and Christine Harkins, husband and wife**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of May, 2021.

Notary Public

My Commission Expires: 8/12/24

(SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Warranty Deed

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY