Karen Johnson Davidson County
Batch# 659676 DEEDWARR
06/18/2021 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $767.75
20210618-0082489

WARRANTY DEED

STATE OF Arizona
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant Stacey Jones Authorized Signer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: March 14 2023
(AFFIX SEAL)

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

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.(S)
Furaha Totoy	New Owner	Parcel ID: 149-08-0-061.00-000
(NAME) 702 Clearwater Court	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **OfferPad (SPVBorrower1), LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Furaha Totoy**, 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 Lot No. 11-A on the Plan of Revised Zone Lot Division Lot Nos.10-16 & 18-43, Edge-O-Lake, Section 21, of record in Plat Book 6900, Page 256, amending Plat Book 5200, Page 577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to D'Ebonie T. Huddleston, unmarried, By Warranty Deed from George Coffman dated January 06, 2005 recorded January 10, 2005, of record as Instrument No. 20050110-0003406 Register's Office for Davidson County, Tennessee. D'Ebonie T. Huddleston is now married and is one and the same as D'Ebonie T. Rush. Nicko Ray Rush joins in this conveyance to convey his marital interest in the subject property.

Also being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability, By Warranty Deed from D'Ebonie T. Rush, f/k/a D'Ebonie T. Huddleston, a married woman dated April 13, 2021

recorded April 15, 2021, of record as Instrument No. 20210415-0050719 Register's Office for Davidson County, Tennessee.

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 702 Clearwater Court, Nashville, TN 37217

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 7th day of June, 2021

OfferPad (SPVBorrower1), LLC, a Delaware limited liability company
By: OfferPad, LLC, an Arizona Limited Liability Company
By: Offerpad, Inc., a Delaware Corporation, as sole member

By: _____
~~Michelle D. Stewart, Authorized Officer~~

Stacey Jones
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 OfferPad (SPVBorrower1), LLC, a Delaware limited liability, 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 8th day of June, 2021.

_____
Notary Public

My Commission Expires: March 14, 2023

(SEAL)

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212