Karen Johnson Davidson County
Batch# 670848 DEEDWARR
07/02/2021 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20210702-0090281

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
OfferPad (SPVBorrower1), LLC, a Delaware limited liability	OfferPad (SPVBorrower1), LLC, a Delaware limited liability	Parcel ID: 155-10-0A-075.00
(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, **Nicholas M Morrissey, and Chelseay Morrissey,husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OfferPad (SPVBorrower1), LLC, a Delaware limited liability**, 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:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Plan of McCrory Trace Estates, as of record in Book 6900, pages 720 thru 723, Register's Office for said county, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Nicholas M Morrissey, a single man, By Warranty Deed from Darryl T. Hammond and Robin W. Hammond dated February 06, 2017 recorded February 10, 2017, of record as Instrument No. 20170210-0014011 Register's Office for Davidson County, Tennessee.

Chelseay Morrissey hereby joins in this conveyance to relinquish any and all interest in said property described above.

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 149 Sequoyah Lane, Nashville, TN 37221

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 1st day of July, 2021

Nicholas ~~M Morrissey~~

Chelseay Morrissey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Nicholas M Morrissey, and Chelseay Morrissey,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 1st day of July, 2021.

Notary Public

My Commission Expires: 10/2/2023

(SEAL)

KATELYNNE C EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 July 1, 2021.

Date

Tonya Loftin

Affiant Signature

July 2 , 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of July, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)