WARRANTY DEED

Karen Johnson Davidson County
Batch# 689835 DEEDWARR
08/04/2021 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20210804-0104820

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(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)
Sandra Faye Wallbank	Sandra Faye Wallbank	Parcel ID: 146-12-0-038.00-000
(NAME) 5031 Montclair Drive	(NAME) 5031 Montclair Dr	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37211	
(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 (SPV Borrower1), LLC, a Delaware limited liabilityOfferPad (SPVBorrower1), LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sandra Faye Wallbank**, 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. 459 on the Section Six Crieve Hall Estates, as of record in Plat Book 2331, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Samantha E. Carroll and S. Chandler Harris, as tenants in common with rights of survivorship, By Warranty Deed from George H. Waters, III and wife, Kimberly A. Waters, dated October 13, 2015 recorded October 14, 2015, of record as Instrument No. 20151014-0104703 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to David Seth Corley and Jennifer Brooks Corley, husband and wife, By Warranty Deed from Samantha C. Harris f/k/a Samantha E. Carroll and husband S. Chandler Harris dated November 05, 2020 recorded November 09, 2020, of record as Instrument No. 20201109-0131809 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to OfferPad (SPV Borrower1), LLC, a Delaware limited liability, By Warranty Deed from David Seth Corley and Jennifer Brooks Corley, husband and wife dated June 04, 2021 recorded June 09, 2021, of record as Instrument No. 20210609-0077806 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 5031 Montclair Drive, Nashville, TN 37211

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 20 day of July, 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: Rebecca McLean
t, Authorized Officer

Rebecca McLean
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 (SPV Borrower1), LLC, a Delaware limited liabilityOfferPad (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 27th day of July, 2021.

Notary Public

My Commission Expires: 2/20/25

(SEAL)

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

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 27, 2021.

Date

Tonya Loftin

Affiant Signature

August 3, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 3rd day of August, 2021.

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)