Karen Johnson Davidson County
Batch# 710948 DEEDWARR
09/07/2021 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,324.60
20210907-0119586

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $358,000.00.

Beshoy Yaacoub
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON 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)
Beshoy Yaacoub	US Bank, N.A.	Parcel ID: 135-14-0B-045.00-000
(NAME) 2052 Ransom Place	(NAME) 4801 Frederica Street	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Owensboro, KY 42301	
(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 **Beshoy Yaacoub*** 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:

* married

Land in Davidson County, Tennessee, being Lot Number 44 on the Plan of Section One, Phase Two, Ransom Place, of record in Plat Book 7900, Page 463, Register's Office for Said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Oliver Dent, By Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., dated August 25, 2005 recorded August 29, 2005, of record as Instrument No. 20050829-0102997 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability company, By Warranty Deed from Oliver Dent, a single man dated July 06, 2021 recorded July 08, 2021, of record as Instrument No. 20210708-0092454 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 2052 Ransom Place, 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 20 day of August, 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
_____, Authorized Officer

STATE OF Arizona)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Mclean, 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 Authorized Signer other such officer authorized to execute this instrument) of OfferPad (SPVBorrower1), LLC, the within-named bargainor, a Delaware limited liability company, and that such Authorized Signer as such Rebecca Mclean, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as OfferPad.

WITNESS my hand and official seal of office, at Maricopa County on this, the 10th day of August, 2021.

My commission expires: 2/20/25

NOTARY PUBLIC

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

Certificate of Authenticity

I, Jamika Jones, 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 9/2/2021.

Date

Jamika Jones
Affiant Signature

9/02/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2ND day of SEPTEMBER, 20 21.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY