WARRANTY DEED

Karen Johnson Davidson County
Batch# 715030 **DEEDWARR**
09/13/2021 03:27:41 PM 3 pgs
Fees: $18.00 Taxes: $1,346.80

20210913-0122542

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,000.00.

Affiant

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

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2021
(AFFIX SEAL)

STACY R. JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-7-2023

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)
Mikaela Danielle Layer	F&M Bank	Parcel ID: 059-15-0A-074.00-000
(NAME) 2812 Stokers Lane North	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Clarksville, TN 37040	
(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, an Arizona Limited Liability Company and/or Offerpad Affiliated Entity**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mikaela Danielle Layer, an unmarried woman**, 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. 66, Phase Three, Chateau Valley, of record as Instrument No. 20001103-0109136, and as Surveyor's Certificate of Correction in Instrument No. 20020103-0000854, Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Debora Hale, By Deed from Chrystal S. Carlisle and husband, James L. Carlisle, Jr. dated May 07, 2007 recorded May 10, 2007, of record as Instrument No. 20070510-0056250 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability, an Arizona Limited Liability Company and/or Offerpad Affiliated Entity, By Warranty Deed from Debora Hale, a

single person dated June 10, 2021 recorded June 15, 2021, of record as Instrument No. 20210615-0080843 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 2812 Stokers Lane North, Nashville, TN 37207

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 8th day of September, 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: Becky Larson
_____, Authorized Officer

Becky Larson
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, an Arizona Limited Liability Company and/or Offerpad Affiliated Entity, 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 September, 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

Tennessee Certification of Electronic Document

I, the undersigned, 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 September 3, 2021 (date of document).

Affiant Signature

Date: September 3, 2021

STATE OF TN

COUNTY OF Williamson

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

Stacy R. Jacobs
Notary Public

My Commission Expires: 3/7/2021

(SEAL)

