WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-13779-RR

Karen Johnson Davidson County
Batch# 719432 DEEDWARR
09/17/2021 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,148.11
20210917-0125572

STATE OF Davidson Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/3/2023
(AFFIX SEAL)

ROZALIND RUTH
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)
Dallas Elizabeth McGurgan	iServe Residential Lending	Parcel ID: 172-15-0A-119.00-CO
(NAME) 119 Porter Terrace	(NAME) 10920 Via Rontera Ste 520	
(ADDRESS) Nashville, TN 37206	(ADDRESS) San Diego, CA 92127	
(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 **Dallas Elizabeth McGurgan, unmarried,** 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 Unit No. 119 as shown on the Plan of Porter Terrace Condominiums, Phase 2, together with an undivided percentage interest in the common elements appurtenant to said units, as set forth in the Master Deed of record in Book 7174, Page 537 as amended by Instrument No. 20160616-0061236, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said unit.

Being the same property conveyed to Ashley N. Farrell, by Warranty Deed from Porter Terrace Partners II, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160831-0091558 and Scrivener's Affidavit recorded in Instrument No. 20161114-0119873, in the Register's Office of Davidson County, Tennessee, dated August 30, 2016 and recorded on August 31, 2016.

Further being the same property conveyed to Offerpad (SPV Borrower1), LLC, a Delaware Limited Liability Company, by Warranty Deed from Ashley N. Farrell, an unmarried woman, of record in Instrument No.

20210702-0089736, in the Register's Office of Davidson County, Tennessee, dated June 29, 2021 and recorded on July 2, 2021.

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 119 Porter Terrace, Nashville, TN 37206

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 September, 2021

OfferPad (SPVBorrower1), LLC, a Delaware limited liability

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
~~Michelle D. Stewart, Authorized Officer~~ Becky Larson
Authorized Signer

STATE OF Arizona)
COUNTY OF Maricopa)

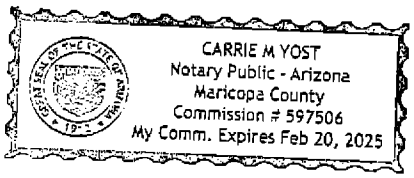
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Becky Larson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Authorized Signer (or other such officer authorized to execute this instrument) of OfferPad (SPVBorrower1), LLC, the within-named bargainor, a Delaware limited liability company, and that such Authorized Signer as such Authorized Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as SPV Borrower1.

WITNESS my hand and official seal of office, at Maricopa County, AZ, on this, the 7th day of September, 2021.

Notary Public

My Commission Expires: 2/20/25

(SEAL)



Certificate of Authenticity

I, Cassidy Lewallen, do hereby make oath that I am 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 9.7.21.

Affiant Signature

9.16.21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of September, 2021..

Notary's Signature
My Commission Expires: 5.7.2024

Notary's Seal

