Karen Johnson Davidson County
Batch# 726224 DEEDWARR
09/29/2021 10:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210929-0130846

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF HOUSTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Bernard Lucas Karabin
Affiant

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

Early Washam
Notary Public

MY COMMISSION EXPIRES: 1-24-2023
(AFFIX SEAL)

EARLY WASHAM, JR.
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES JANUARY 24, 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):
OfferPad (SPVBorrower1), LLC, a Delaware limited liability	OfferPad (SPVBorrower1), LLC, a Delaware limited liability	Parcel ID: 075 13 0 182.00
(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, **Bernard Lucas Karabin**, 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the plan of Hermitage Hills, as of record in Plat Book 2900, Pages 48-49, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bernard Karabin, by Warranty Deed from Kemal M. Surji, of record in Instrument No. 20120927-0088022, in the Register's Office of Davidson County, Tennessee, dated September 24, 2012 and recorded on September 27, 2012.

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 303 Bonnaridge Drive, Hermitage, TN 37076

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 22 day of SEPTEMBER 2021

Bernard Lucas Karabin

STATE OF ALABAMA

COUNTY OF HOUSTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bernard Lucas Karabin, 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 22 day of September, 2021.

Notary Public

My Commission Expires: 1-24-2023

(SEAL)

EARLY WASHAM, JR.
MY COMMISSION EXPIRES
JANUARY 24, 2023
NOTARY PUBLIC
STATE OF ALABAMA

Certificate of Authenticity

I, **Doné Oglesby**, 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 22, 2021**.

Date

Affiant Signature

09/28/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **28th** 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