Karen Johnson Davidson County
Batch# 727894 DEEDWARR
09/30/2021 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.17
20210930-0131546

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,047.00.

Stacy Jacob
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2021.

K. GLUBA
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

K Gluba
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 4/2/2024

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 SPE Borrower A, LLC, a Delaware limited liability company	OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	Parcel ID: 142 09 0D 075.00
(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, **Gene H. Hollis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company**, 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. 1079, together with the Carport designated No. 1079-C, also shown as C-75, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, page 359 and 360, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5794, page 526, and supplement and amendment in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324 and in Instrument No. 20080429-0043657 and amendment to By-Laws recorded in Instrument Nos. 20060512-0056329 and 20100415-0028541, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments contained in the Master Deed and By-laws appended thereto, recorded in Book 5794, page 526, and supplement and amendment in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324 and in Instrument No.

20080429-0043657, Register's office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gene H. Hollis, by Warranty Deed from June Dale MacNeil, unmarried, of record in Instrument No. 20080717-0073211, in the Register's Office of Davidson County, Tennessee, dated July 15, 2008 and recorded on July 17, 2008.

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 1079 General George Patton Rd., Nashville, TN 37221

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 24 day of SEPTEMBER, 2021

Gene H. Hollis

Gene H. Hollis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Gene H. Hollis, 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 24th day of September, 2021.

Notary Public

My Commission Expires:

(SEAL) 4/2/2024

K. GLUBA STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

Certificate of Authenticity

I, Christie Daniels, 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 24, 2021.

Date

Christie Daniels

Affiant Signature

September 29, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29 day of September, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY