WARRANTY DEED

Karen Johnson Davidson County
Batch# 731513 DEEDWARR
10/07/2021 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $704.11
20211007-0135039

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,300.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(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)
OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	Parcel ID: 136-03-0-A-108.00
(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, **James Kenneth Wright, an unmarried man Alex Hall, an unmarried man**, 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:

A Certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 24, Building #14, in a Horizontal Property Regime on the Plan of Phase 1, Condominium Townhouses Priest Lake Park of record in Book 4460, Page 88, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Kenneth Wright, Unmarried and Alex Hall, as Tenants in Common with a Right of Survivorship, by Quitclaim Deed from David Webber, Trustee, of record in Instrument No. 20141107-0102916, in the Register's Office of Davidson County, Tennessee, dated August 25, 2014 and recorded on November 07, 2014.

Being the same property conveyed to David Webber, Trustee, by Quitclaim Deed from James Kenneth Wright, Unmarried, of record in Instrument No. 20141107-0102916, in the Register's Office of Davidson County, Tennessee, dated August 25, 2014 and Recorded on November 07, 2014.

Being the same property conveyed to James Kenneth Wright, Unmarried, by Warranty Deed from Phylliss D. Pritchard, Unmarried, of record in Book 10351, Page 244, in the Register's Office of Davidson County, Tennessee, dated February 13, 1997 and recorded on February 18, 1997. And Divorce Decree recorded in Book 5115, Page 291.

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 3880 Priest Lake Drive , Apartment 24, 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 27 day of September, 2021

James Kenneth Wright

Alex Hall by James Kenneth Wright ALF

Alex Hall, by James Kenneth Wright as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State James Kenneth Wright, an unmarried man, Individually, and as Attorney in Fact for Alex Hall, an unmarried man, 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 27th day of September, 2021.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 27, 2021**.

Date

Affiant Signature

10/04/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **4th** day of **October**, 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