WARRANTY DEED

Karen Johnson Davidson County
Batch# 731595 DEEDWARR
10/07/2021 03:25:30 PM 4 pgs
Fees: $23.00 Taxes: $1,182.15
20211007-0135138

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH 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 (SPVBorrower1), LLC, a Delaware limited liability	OfferPad (SPVBorrower1), LLC, a Delaware limited liability	Parcel ID: 071 08 0 148.00
(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, **Mary Foster, LLC.**, 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. 128, on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91 , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary Foster, LLC by Quitclaim Deed from Roger Dart Livingston, Jr., married of record in Instrument No. 20200901-0099340, in the Register's Office of Davidson County, Tennessee, dated August 31, 2020 and recorded on September 01, 2020.

Being the same property conveyed to Mary Foster, LLC and Roger Dart Livingston, Jr., married by Warranty Deed from Brian G. Foster and wife, Mary B. Foster and Roger Dart Livingston, Jr., married of record in Instrument No. 20180711-0067118, in the Register's Office of Davidson County, Tennessee, dated June 29, 2018 and recorded on July 11, 2018.

Being the same property conveyed to Brian G. Foster and wife, Mary B. Foster, a 50% undivided interest and Roger Dart Livingston, Jr., a 50% undivided interest by Quitclaim Deed from Brian G. Foster and wife, Mary B. Foster of record in Instrument No. 20161212-0129740, in the Register's Office of Davidson County, Tennessee, dated December 5, 2016 and recorded on December 12, 2016.

Being the same property conveyed to Brian G. Foster and wife, Mary B. Foster by Warranty Deed from Roy A. Austin and Betsy Renee Austin, as husband and wife of record in Instrument No. 20150902-0089555, in the Register's Office of Davidson County, Tennessee, dated August 31, 2015 and recorded on September 2, 2015

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 511 Norton Ave, 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 30 day of SEP, 2021

Mary Foster, LLC.

BY: Karla Julieta Livingston, member
Karla Julieta Livingston, Member

BY: , MEMBER
Roger Dart Livingston, Jr., Member

STATE OF TEXAS

COUNTY OF KENDALL

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Karla Julieta Livingston and Roger Dart Livingston, Jr. as Members of Mary Foster, LLC., 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 30 day of September, 2021.

Notary Public

My Commission Expires: 09/09/2024

(SEAL)

BETH WEBSTER
Notary ID #132666587
My Commission Expires
September 9, 2024

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 30, 2021.

Date

Christie Daniels

Affiant Signature

October 5, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5 day of October, 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