Karen Johnson Davidson County
Batch# 739737 DEEDWARR
10/20/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,603.40
20211020-0140534

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,350.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2021.

Stacy R. Jacobs
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: 141 05 0A 198.00
(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, **Madelyn Joy Gregath and John T. Gregath and wife, L. Kay Gregath**, 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 Lot No. 198 on the Plan of Avondale Park Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof

Being the same property conveyed to Madelyn Joy Gregath, unmarried, as to an undivided 99% interest (the "Individual Interest") and John T. Gregath and wife, L. Kay Gregath, as to an undivided 1% interest (the Entirety Interest"), the said Individual Interest and the Entirety Interest, as they relate to each other being held as joint tenants with right of survivorship, by Warranty Deed from Matthew Curtis and Julie A. Curtis, husband and wife, of record in Instrument No. 20150618-0058101, in the Register's Office of Davidson County, Tennessee, Dated June 16, 2015 and recorded on June 18, 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 1284 Scarcroft Ln, 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 14th day of October, 2021

Madelyn Joy Gregath

John T. Gregath

L. Kay Gregath

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Madelyn Joy Gregath and John T. Gregath and wife, L. Kay Gregath, 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 15th day of October, 2021.

Notary Public

My Commission Expires: 3/1/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 **October 14, 2021**.

Date

Tonya Loftin
Affiant Signature

October 18, 2021
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 18th day of October, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)