Karen Johnson Davidson County
Batch# 741547 DEEDWARR
10/22/2021 10:54:30 AM 4 pgs
Fees: $23.00 Taxes: $921.30
20211022-0142063

# WARRANTY DEED

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

**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) |
|---|---|---|
| Daniel Thompson | Acopia, LLC | Parcel ID: 149-05-0A-218.00-000 |
| (NAME) 218 Pepper Ridge Circle | (NAME) 306 Northcreek Boulevard, Suite 100 | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) Goodlettsville, TN 37072 | |
| (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, **OfferPad (SPVBorrower1), LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel Thompson, an unmarried person**, 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 all of Unit No. 218 on the Plan of Phase Three Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, Surveyor's Certificate of Correction recorded in Book 8163, Page 839, Master Deed recorded in Book 7466, Page 248, Amendment to Master Deed recorded in Book 8672, Page 17, Book 8856, Page 867, Instrument No. 201403070019460, Annexation of Land recorded in Book 7779, Page 48, Book 7572, Page 222 and corrected Annexation of Land recorded in Book 8026, Page 588, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cory Harkins and Christine Mondesir, husband and wife, By Warranty Deed from David E. Reinhardt and Judith M. Reinhardt, husband and wife dated August 30, 2016 recorded August 31, 2016, of record as Instrument No. 20160831-0091199 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability company, By Warranty Deed from Cory Harkins and Christine Harkins, f/k/a Christine Mondesir, husband and wife dated May 28, 2021 recorded June 03, 2021, of record as Instrument No. 20210603-0074277 Register's Office for Davidson County, Tennessee.

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 218 Pepper Ridge Circle, Antioch, TN 37013

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 6th day of October, 2021

OfferPad (SPVBorrower1), LLC, a Delaware limited liability company
By: OfferPad, LLC, an Arizona Limited Liability Company
By: Offerpad, Inc., a Delaware Corporation, as sole member

By: _____
_____, Authorized Officer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Jones, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Authorized Signer (or other such officer authorized to execute this instrument) of OfferPad (SPVBorrower1), LLC, the within-named bargainor, a Delaware limited liability company, and that such Authorized Signer as such Authorized Signer executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Authorized Signer

WITNESS my hand and official seal of office, at OfferPad, on this, the 10th day of October, 2021.

Notary Public

My Commission Expires: 2/20/25

(SEAL)

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

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 **October 19, 2021**.

Date

Affiant Signature

**10/20/2021**

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **20th** 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