Karen Johnson Davidson County
Batch# 752847 DEEDWARR
11/10/2021 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20211110-0150142

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of November, 2021.

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-14309

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company (NAME)	New Owner (NAME)	141-07-OB-022.00
2150 E. German Rd, Suite 1 (STREET ADDRESS)	(STREET ADDRESS)	
Chandler, AZ 85286 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kyle Smallen, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO 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. 22 on the Plan of Section One, Somerset Farms, as of record in Book 7900, Page 357, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Kyle Smallen, an unmarried man, by Quitclaim Deed from Andrew J. Peters, a married man, dated 10/25/2017 and recorded 12/29/2017 in Instrument No. 20171229-0132176; and being the same property previously conveyed to Kyle Smallen, an unmarried man and Andrew J. Peters, Jr., a married man, by Warranty Deed from David A. Hall and Catherine Wood, dated 7/13/2012 and recorded 7/20/2012 in Instrument No. 20120720-0063722, in the Register's Office of Davidson County, Tennessee. Kyle Smallen is now married to Tiffany Smallen. Tiffany Smallen joins in this conveyance to convey any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7032 Somerset Farms Drive, 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. Whenever 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 my/our hand(s) this 4th day of November, 2021.

Kyle Smallen

Tiffany Smallen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of November, 2021, before me personally appeared Kyle Smallen and Tiffany Smallen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 4th day of November, 2021.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 11/4/21 (date of document).

Affiant Signature

11/4/21
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 4 day of November, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY