Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 761545 DEEDWARR
11/29/2021 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,328.30
20211129-0156986

WARRANTY DEED

Effective as of 19th **day of November, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **OP SPE TPA1 LLC, a Delaware Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MCH SFR Property Owner 1 LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Being Lot No. 864 on the Plan of Section Eight, Hermitage Hills, as of record in Plat Book 3600, Page 24, Register's Office for Davidson County, Tennessee.

Said Lot No. 864 Fronts 128.68 Feet on the Northerly Margin of Bonnacliff Court and Extends Back 225 Feet on the Westerly Line and 150.28 Feet on the Easterly line to a Deed Line in the Rear on which it Measures 93.1 Feet.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. **20210727-0100336**, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this the 18th day of November, 2021

GRANTORS:

OP SPE TPA1 LLC, a Delaware Limited Liability Company
By: OfferPad, Inc.
Its: Sole Member

By: Derek Dickson
Its: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Before me, Melinda Kingmixay of the state and county mentioned, personally appeared Derek Dickson, 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 of OP SPE TPA1 LLC, the within named bargainor, a Limited Liability Company, and that such Derek Dickson as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

WITNESS my hand and seal, at office in State and County named herein on this 18 day of Nov. 2021

MELINDA KINGMIXAY
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMMISSION # 562088
MY COMMISSION EXPIRES
MARCH 14, 2023

Notary Public

My Commission Expires:

New Owner Name and Address to: MCH SFR Property Owner 1 LLC, a Delaware Limited Liability Company 14355 Commerce Way Miami Lakes, FL 33016 Property Address: 202 Bonnacliff Court Hermitage, TN 37076 Mail tax bills to: MCH SFR Property Owner 1 LLC, a Delaware Limited Liability Company 14355 Commerce Way Miami Lakes, FL 33016 Parcel I.D. Numbers: 075 05 0 075.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $359,000.00. Stephanie Tremmel AFFIANT Subscribed and sworn to before me this 19th day of November, 2021 NOTARY PUBLIC Commission expires: 3/13/22 CASSANDRA TUCKER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 November 19, 2021 (date of document).

Affiant Signature

11/19/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 19th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

