WARRANTY DEED

Karen Johnson Davidson County
Batch# 762337 DEEDWARR
11/29/2021 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,457.80
20211129-0157236

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 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 SPV BORROWER G, LLC, a Delaware Limited Liability Compamy	OFFERPAD SPV BORROWER G, LLC, a Delaware Limited Liability Compamy	Parcel ID: 103 02 0 180.00
(NAME) 2150 E. German Road	(NAME) 2150 E. German Road	
(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, **Cochran Revocable Trust, created under agreement dated January 04, 2006**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OFFERPAD SPV BORROWER G, LLC, a Delaware Limited Liability Compamy**, 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. 2, on the Plan of Richland Meadows, Section V, of record in Book 2330, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of the same property conveyed to Cochran Revocable Trust, created under agreement dated January 04, 2006, by Quitclaim Deed from Paul Ralph Cochran and wife, Linda Covington Cochran, of record in Instrument No. 20060705-0079876 in the Register's Office of Davidson County, Tennessee, dated April 17, 2006 and recorded on July 05, 2006.

Being the same property conveyed to Linda Covington Bourke and Paul Ralph Cochran, Both Unmarried, by Warranty Deed from Donnie Joe Calhoon, Unmarried, of record in Book 7998, Page 579, in the Register's Office of Davidson County, Tennessee, dated November 30, 1989 and recorded on December 05, 1989.

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 5506 Vaught Dr, Nashville, TN 37209

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 19th day of November, 2021

Cochran Revocable Trust, created under agreement dated January 04, 2006

BY: Linda Covington Cochran

Linda Covington Cochran, Trustee

BY: Paul Ralph Cochran

Paul Ralph Cochran, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Paul Ralph Cochran and Linda Covington Cochran as Trustees of the Cochran Revocable Trust, created under agreement dated January 04, 2006, 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 19th day of November, 2021.

Notary Public

My Commission Expires: 3-17-24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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 **November 19, 2021**.

Date

Affiant Signature

11/22/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **22nd** day of **November**, 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