WARRANTY DEED

Karen Johnson Davidson County
Batch# 767412 DEEDWARR
12/03/2021 12:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,739.00
20211203-0160703

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 02-25-2023

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)
Superior Capital, LLC	New Owner	Parcel ID: 083-08-0-208.00-000
(NAME) 2806 Meadow Rose Drive	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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 (SPV Borrower1), LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Superior Capital, LLC**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 14 on the plan of Meadow Rose Park, Section Two, as of record in Plat Book 2083, Page 87, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Matthew W. Sims, unmarried, By Special Warranty Deed from U.S. Bank, N.A. dated December 19, 2008 recorded January 15, 2009, of record as Instrument No. 20090115-0003849 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OfferPad (SPV Borrower1), LLC, a Delaware limited liability, By Warranty Deed from Matthew W. Sims, an unmarried man dated September 30, 2021 recorded October 05, 2021, of record as Instrument No. 20211005-0133991 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 2806 Meadow Rose Drive, Nashville, TN 37206

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 4 day of NOVEMBER, 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: Rebecca McLean
Authorized Officer

STATE OF Arizona

COUNTY OF Maricopa

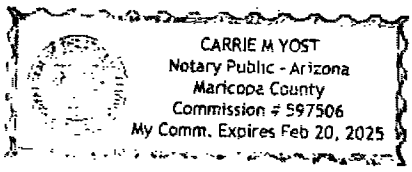
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca Mclean, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be Authorized Signer (or other such officer authorized 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 Offerpad.

Witness my hand and official seal, this the 4th day of November, 2021.

Notary Public

My Commission Expires: 2/20/25

(SEAL)



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 4, 2021**.

Date

Affiant Signature

12/01/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **1st** day of **December**, 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