Karen Johnson Davidson County
Batch# 767821 DEEDWARR
12/06/2021 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20211206-0161270

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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 SPE Borrower A, LLC, a Delaware limited liability company	OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	Parcel ID: 034 07 0A 095.00
(NAME) 2150 E. German Road	(NAME) 2150 E. German Road, Suite 1	
(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, **Estate of Teresa L. Hamlin**, hereinafter called the Grantor, has bargained and sold, and by these presents does 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. 76 on the Plan of Harbor Village, Phase IV of Townhouses Property line Exhibit Revision I, horizontal property regime, as of record in Instrument No. 200306110080857 and amended in Instrument No. 200307230102986, 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 devised to Mark T. Hill (10%), Jerry and Mary Jean Smith (10%), Julia Steppee (10%), Joetta Hill Wood (10%) and Mary Davis Little (10%), by the Last Will and Testament of Teresa L. Hamlin, as shown in Case No. 20P770, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, dated March 01, 2020 and filed for record on May 12, 2020. The said Teresa L. Hamlin having died since April 26, 2020.

Being the same property conveyed to Gene D. Hamlin, by Warranty Deed from Newmark Homes, LP, of record in Instrument No. 20041005-0120136, in the Register's Office of Davidson County, Tennessee, dated September 28,

2004 and recorded on October 05, 2004. The said Gene D. Hamlin already died since January 11, 2018. See Affidavit of Heirship recorded in Instrument No. 20180711-0066710.

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 333 Harbor Village Dr, Madison, TN 37115

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 1 day of December, 2021

Estate of Teresa L. Hamlin

BY: _____
Mark Hill
Personal Representative

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Mark Hill with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Personal Representative of the Estate of Teresa L. Hamlin, the within named bargainor, and that they as such Personal Representative, being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of December, 2021.

_____
Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 12/1/2021.

Date

Jamika Jones
Affiant Signature

12/02/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd 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