WARRANTY DEED

Karen Johnson Davidson County
Batch# 768474 DEEDWARR
12/06/2021 01:23:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20211206-0161392

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

David Lee Gleason
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 8/12/24
(AFFIX SEAL)

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY 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)
David Lee Gleason and Vickie N. Gleason, husband and wife	Churchill Mortgage Corporation	Parcel ID: 142-09-0D-075.00
(NAME) 1079 General George Patton Rd	(NAME) 1749 Mallory Lane, Suite 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(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 SPE Borrower A, LLC, a Delaware limited liability company, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Lee Gleason and Vickie N. Gleason, husband and wife**, 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 Unit No. 1079, together with the Carport designated No. 1079-C, also shown as C-75, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, as shown on the plat of River Plantation, Section Six, Phase One, Condominium Apartments, recorded in Book 5200, page 359 and 360, Register's Office for Davidson County, Tennessee, and described in Master Deed recorded in Book 5794, page 526, and supplement and amendment in Instrument No. 20050504-0050172, Instrument No. 20080423-0041324 and in Instrument No. 20080429-0043657 and amendment to By-Laws recorded in Instrument Nos. 20060512-0056329 and 20100415-0028541, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments contained in the Master Deed and By-laws appended thereto, recorded in Book 5794, page 526, and supplement and amendment in Instrument No. 20050504-0050172, in Instrument No. 20080423-0041324 and in Instrument No.

20080429-0043657, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gene H. Hollis, By Warranty Deed from June Dale MacNeil, unmarried dated July 15, 2008 recorded July 17, 2008, of record as Instrument No. 20080717-0073211 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Offerpad SPE Borrower A, LLC, a Delaware limited liability company, By Warranty Deed from Gene H. Hollis dated September 24, 2021 recorded September 30, 2021, of record as Instrument No. 20210930-0131546 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 1079 General George Patton Rd, 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. 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 11 day of November, 2021

OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company,
By: Offerpad SPE Borrower A Holdings, LLC, a Delaware limited liability company, Sole Member
By: Offerpad, Inc., Sole Member
By: Rebecca McLean

_____ as _____

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 SPE Borrower A, LLC, the within-named bargainor, a Delaware limited liability company, and that such authorized, as such authorized, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as authorized.

Witness my hand and official seal, this the 11 day of November, 2021.

Notary Public

My Commission Expires: 06/26/2024

(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

Certificate of Authenticity

I, Tonya Loftin, 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 11, 2021.

Date

Tonya Loftin

Affiant Signature

December 2, 2021

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of December, 20 21.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)