Karen Johnson Davidson County
Batch# 768858 DEEDWARR
12/07/2021 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $1,257.63
20211207-0161946

WARRANTY DEED

STATE OF Tennesse

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

DIANA LOGGINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires September 18, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joshua D. Mincin	Navy Federal Credit Union	Parcel ID: 071-08-0-148.00-000
(NAME) 511 Norton Avenue	(NAME) 5550 Heritage Oaks Drive	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Pensacola, FL 32526	
(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 (SPVBorrower1), LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua D. Mincin,** & Wife, Courtney Cimmino 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 situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 128, on the Plan of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the 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 Mary Foster, LLC and Roger Dart Livingston, Jr., married, By Warranty Deed from Brian G. Foster and wife, Mary B. Foster and Roger Dart Livingston, Jr., married dated June 29, 2018 recorded July 11, 2018, of record as Instrument No. 20180711-0067118 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Mary Foster, LLC, By Quitclaim Deed from Roger Dart Livingston, Jr.

married dated August 31, 2020 recorded September 01, 2020, of record as Instrument No. 20200901-0099340 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability, By Warranty Deed from Mary Foster, LLC. dated September 30, 2021 recorded October 07, 2021, of record as Instrument No. 20211007-0135138 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 511 Norton Avenue, Nashville, TN 37207

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 2nd 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 Mills

Its: _____

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 Auth. Signer, as such Auth. 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 22nd day of November, 2021.

Carrie Yost
Notary Public

My Commission Expires: 2/20/25

(SEAL)

CARRIE A YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

Certificate of Authenticity

I, Christie Daniels, 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 22, 2021.

Date

Christie Daniels

Affiant Signature

December 3, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 3 day of December, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202112070161946