Karen Johnson Davidson County
Batch# 777114 DEEDWARR
12/21/2021 08:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,193.25
20211221-0168192

WARRANTY DEED

STATE OF TN
COUNTY OF White

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Martha Jeanette Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2021.

Daphane Ann Johnson
Notary Public

MY COMMISSION EXPIRES: 12/21/22
(AFFIX SEAL)

DAPHANE ANN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires 12/21/22

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: 096 15 0 015.00
(NAME) 2150 E. German Rd.	(NAME) 2150 E. German Rd., 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, **Martha Jeanette Martin, a widow**, 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. 28 on the Plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cecil E. Martin and wife, Martha Jeanette Martin, by Warranty Deed from Geoffrey G. Eli and wife, Carole L. Eli, of record in Book 9483, Page 747, in the Register's Office of Davidson County, Tennessee, dated October 03, 1994 and recorded on October 04, 1994.

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 3100 Boulder Park Dr. Nashville, TN 37214

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 14 day of Dec, 2021

Martha Jeanette Martin

Martha Jeanette Martin

STATE OF TN

COUNTY OF White

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Martha Jeanette Martin, a widow, 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 14th day of December, 2021.

Daphane Johnson

Notary Public

My Commission Expires: 12/21/22

(SEAL)

DAPHANE ANN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY
My Commission Expires 12/21/22

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 12/14/2021.

Date

Jamika Jones
Affiant Signature

12/16/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 16th 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