Karen Johnson Davidson County
Batch# 779653 DEEDWARR
12/23/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,690.90
20211223-0170164

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

36758

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stacey L. Roth, an unmarried woman and Douglas Roth, a married man	Studio Bank	Parcel ID: 049-14-0A-024.00-000
(NAME) 6245 Del Sol Drive	(NAME) 124 12th Avenue South, Suite 400	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Nashville, TN 37203	
(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,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stacey L. Roth, an unmarried woman and Douglas Roth, a married man,** as Tenants in common with rights of survivorship, 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 all of Lot No. 24, on the plan of Vista, according to plat and survey appearing of record in Instrument Number 20170203-0011914, of the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Daniel Robert Hokanson Jr. and Jenna Elizabeth Snyder, husband and wife, By Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated June 22, 2018 recorded June 26, 2018, of record as Instrument No. 20180626-0061490 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 Daniel Robert Hokanson, Jr. and Jenna Elizabeth Hokanson, husband and wife

of record in Instrument No. 20211029-0145746, in the Register's Office of Davidson County, Tennessee, dated October 27, 2021 and recorded on October 29, 2021.

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 6245 Del Sol Drive, Whites Creek, TN 37189

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 December, 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: _____

Its: _____
Stacey Jones
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Jones, 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 2nd day of December, 2021.

_____
Notary Public

My Commission Expires: 6/26/2024

(SEAL)

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

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 12/15/2021

GEORGE E. MUDTER, JR.
Dated 12/15/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 12/15/2021
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

