WARRANTY DEED

Karen Johnson Davidson County
Batch# 779820 DEEDWARR
12/28/2021 11:19:30 AM 4 pgs
Fees: $23.00 Taxes: $3,052.13
20211228-0170388

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $824,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

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)
Anna K. Myint	New owner	Parcel ID: 105-14-0-192.00-000
(NAME) 809 Hillview Heights	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anna K. Myint**, an individual, 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 5, Map of Robert Lee Bibb Subdivision of Lot 3 of the Henry Tract, as shown on plat of record in Plat Book 547, Page 194, in the Register's Office, Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David L. Dean and Kristen B. Dean, husband and wife, By Warranty Deed from Christopher B. Fowler and Katherine T. Fowler, husband and wife dated February 18, 2014 recorded February 20, 2014, of record as Instrument No. 20140220-0014656 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability, By Warranty Deed from David L. Dean and Kristen Dean, husband and wife dated August 03, 2021 recorded August 5, 2021, of record as Instrument No. 20210805-0105358 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 809 Hillview Heights, Nashville, TN 37204

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 17 day of December 2021

OfferPad (SPVBorrower1), LLC, a Delaware limited liability

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 Mclean

[redacted], Authorized Officer

STATE OF Arizona

COUNTY OF Pinal

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 Officer (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 Rebecca Mclean as such authorized officer executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Offer Pad LLC

Witness my hand and official seal, this the 16th day of December, 2021.

Tami L Quinn
Notary Public

TAMI L QUINN
Notary Public - Arizona
Pinal County
Commission # 600059
My Comm. Expires Feb 27, 2025

My Commission Expires: 2-27-2025

(SEAL)

Certificate of Authenticity

I, Joshua A. Terry, 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 12-17-21.

Affiant Signature

12-21-21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12-21-21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON