WARRANTY DEED

Karen Johnson Davidson County
Batch# 788034 DEEDWARR
01/12/2022 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,565.10
20220112-0004042

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Offerpad SPE Borrower A, LLC, an Delaware limited liability company	NEW OWNER	187010B07300CO
(NAME)	(NAME)	
2150 E German Road, Suite 1		
(ADDRESS)	(ADDRESS)	
Chandler, AZ 85286		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Richard G Steele and Michele L Steele, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Offerpad SPE Borrower A, LLC, an Delaware limited liability company**, hereinafter called the GRANTEE(S), their 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. 73, on the plan of PHASE 3A, DISTRICT 2 BURKITT RIDGE SP SUBDIVISION, as shown on plat of record in Instrument 20201204-0141075, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard G. Steele and Michele L. Steele, husband and wife by Warranty Deed dated 11/01/2021 from Regent Homes, LLC, A Tennessee limited liability company, of record in Instrument 20211102-0146657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument 20201204-0141075; (2) Covenants, conditions, easements and restrictions recorded in Instrument 20200911-0103602, supplemented in Instrument 20201120-0137028 and Instrument 20210826-0115548; (3) Grant of Easement of record in Instrument 20110311-0019588; (4) Easement of record in Instrument 20140204-0009863; (5) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20190131-0009559; (6) Charter of record in Instrument 20200910-0102877, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 236 Ben Hill Drive, Nolensville, TN 37135

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Effective the 4th day of January, 2022.

Richard G Steele

Richard G Steele

Michele L Steele

Michele L Steele

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard G Steele and Michele L Steele, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4th day of January, 2022.

Notary Public:
My Commission Expires: 8/10/25

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 1/4/2022.

Kimberly D Hicks
Affiant
Date: 1/5/2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 5 day of January, 2022.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON