Karen Johnson Davidson County
Batch# 790208 DEEDWARR
01/14/2022 08:19:30 AM 4 pgs
Fees: $23.00 Taxes: $1,750.10
20220114-0005565

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $473,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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)
James Muchira and Naomi K. Mwobobia	First Community Mortgage	Parcel ID: 064-08-0A-063.00-000
(NAME) 2087 Remington Park Road	(NAME) 262 Robert Rose Drive, Suite 200	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Murfreesboro, TN 37129	
(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 **James Muchira and Naomi K. Mwobobia, husband and wife**, 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 in Davidson County, State of Tennessee

Being all of Lot No. 102, on the Plan of Section Two, Merritt Downs, R10 Cluster Lot Subdivision, of record in Plat Instrument No. 20030904-0128443, 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 Kenneth Wallace, a single man, by Deed from Michael Loren Bednarcyk, an unmarried man, dated January 11, 2018 recorded on January 25, 2018 of record as Instrument No. 20180125-0007818 Register's Office for Davidson County, Tennessee,

Also being the same property conveyed to Chernae Ronek Saka and Emmanuel Kwadwo Saka, wife and husband, By Warranty Deed from Kenneth Wallace, a single man dated April 26, 2021 recorded April 28, 2021, of record as Instrument No. 20210428-0056461 Register's Office for Davidson County, Tennessee.

Affidavit of Scrivener's Error, recorded May 11, 2021, as Instrument No. 20210511-0063410 to correct the Buyers Last name in the Register's Office of Davidson County, Tennessee.

And also being the same property conveyed to Offerpad SPE Borrower A, LLC, a Delaware limited liability company, By Warranty Deed from Chemae Ronek Saka and Emmanuel Kwadwo Saka, wife and husband dated December 01, 2021 recorded December 07, 2021, of record as Instrument No. 20211207-0161964 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 2087 Remington Park Road, Old Hickory, TN 37138

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 27th 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: _____

Name: Stacey Jones

Its: ~~Acquisitions Closing Director~~ 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 Auth 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 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 of office, at Maricopa County on this, the 27th day of December, 2021.

_____
Notary Public

My Commission Expires: 2/20/25

(SEAL)

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

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 12/27/2021.

Date

Jamika Jones
Affiant Signature

01/10/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 10th day of January, 2022.

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

202201140005565