WARRANTY DEED

Karen Johnson Davidson County
Batch# 804680 DEEDWARR
02/14/2022 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,166.61
20220214-0016535

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
OFFERPAD SPE Borrower A, LLC, an Arizona limited liability company	OFFERPAD SPE Borrower A, LLC, an Arizona limited liability company	
(NAME)	(NAME)	05908021200
2150 E German Rd, Ste 1	2150 E German Rd, Ste 1	
(ADDRESS)	(ADDRESS)	
Chandler, AZ 85286	Chandler, AZ 85286	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Michael Brown, Yolonda Howard, and Valarie McCants** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OFFERPAD SPE Borrower A, LLC, an Arizona limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 39 on the Plan of Claymill Station, Phase 3, as of record in Book 6900, Page 648, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles E. Cooper and wife, Norma J. Cooper, by virtue of that certain Warranty Deed dated September 20, 1991, and being of record at Book 8457, Page 326 in the Register's Office of Davidson County, Tennessee. Charles E. Cooper having pre-deceased Norma J. Cooper on or about August 4, 2021. Norma J. Cooper having died on or about September 25, 2001. Michael Brown, Yolonda Howard and Valarie McCants are the heirs of Norma J Cooper by Affidavits of Heirship of record at Instrument No. 202201200007810 and 202201200007811 in said Register's Office, Tennessee.

Grantors warrant that this property is not their primary residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 561 Mill Station Dr. Nashville, TN 37207
(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 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 my hand this 1st day of February, 2022.

Michael Brown

Yolonda Howard

Valarie McCants

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Michael Brown, Yolonda Howard, and Valarie McCants** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2022.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 2/1/22.

Affiant Signature

2/1/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1st day of February, 2022

Jacqueline G Brown
Notary's Signature

(Notary Seal)

My Commission Expires: 3-8-2025

202202140016535