Karen Johnson Davidson County
Batch# 808565 DEEDWARR
02/18/2022 01:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20220218-0019320

WARRANTY DEED

KIMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON CO

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4.28.25
(AFFIX SEAL)

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)
Corey J. Graham	Fairway Mtg.	Parcel ID: 034-07-0A-095.00-000
(NAME) 333 Harbor Village Drive	(NAME) 563 Carter Ct.	
(ADDRESS) Madison, TN 37115	(ADDRESS) Hamburg WI 54136	
(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 **Corey J. Graham, an unmarried man**, 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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Harbor Village, Phase IV of Townhouses Property line Exhibit Revision I, horizontal property regime, as of record in Instrument No. 20030611008085 7 and amended in Instrument No. 200307230102986, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Gene D. Hamlin, By Warranty Deed from Newmark Homes, LP dated September 28, 2004 recorded October 05, 2004, of record as Instrument No. 20041005-0120136 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 Mark Hill, Personal Representative of Estate of Teresa L. Hamlin dated December 01, 2021 recorded December 06, 2021, of record as Instrument No. 20211206-0161270 Register's Office for Davidson County, Tennessee.

recorded December 06, 2021, of record as Instrument No. 20211206-0161270 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 333 Harbor Village Drive, Madison, TN 37115

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 24 day of January, 2022

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: Rebecca Mclean

Its: _____

STATE OF Arizona

COUNTY OF Maricopa

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 (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 24 day of January, 2022.

Notary Public

My Commission Expires: 6/26/2024

(SEAL)

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 2-8-2022 (date of document).

Affiant Signature

2-9-2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 9th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY