Karen Johnson Davidson County
Batch# 810518 DEEDWARR
02/24/2022 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20220224-0020869

WARRANTY DEED

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.9.2023
(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)
Lisa King Rowan and Jim Rowan, wife and husband	Castle Cooke Mortgage	Parcel ID: 187-01-0B-073.00-000
(NAME) 236 Ben Hill Drive	(NAME) 49 Musiic Square West, Suite 1502	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Nashville, TN 37203	
(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, an Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lisa King** and JAMES **Rowan, wife and husband**, 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:

Situated in the Davidson County, State of Tennessee, bounded and described as follows:

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 a portion of the property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership, By Warranty Deed from Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased dated September 29, 2017 recorded October 02, 2017, of record in Instrument No. 20171002-0100717 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to McGowan Family Limited Partnership, a Tennessee Limited

Partnership, By Quitclaim Deed from Jeffrey P. Johnson, Lori J. Kelley, and Buford W. Carter, Clinton Wayne Carter and Lindsey Nicole Carter, as sole heirs-at-law of Stacy J. Carter, deceased dated September 29, 2017 recorded October 02, 2017, of record in Instrument No. 20171002-0100718 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Regent Homes, LLC, a Tennessee limited liability company, By Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership dated March 20, 2019 recorded March 22, 2019, of record in Instrument No. 20190322-0026352 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Richard G. Steele and Michele L. Steele, husband and wife, By Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company dated November 01, 2021 recorded November 02, 2021, of record in Instrument No. 20211102-0146657 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Offerpad SPE Borrower A, LLC, an Delaware limited liability company, By Warranty Deed from Richard G. Steele and Michele L. Steele, husband and wife dated January 04, 2022 recorded January 12, 2022, of record in Instrument No. 20220112-0004042 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 236 Ben Hill Drive, Nolensville, TN 37135

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 21 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 Miller

Its: _____

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenelia Millan, 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

I, Emily Prophet, 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 2-11-22 (date of document).

Affiant Signature

2.11.22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 11th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

