Karen Johnson Davidson County
Batch# 824562 DEEDWARR
03/18/2022 08:39:30 AM 4 pgs
Fees: $23.00 Taxes: $1,720.13
20220318-0031486

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Nichole Dowling
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2022.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

**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) |
|---|---|---|
| Matthew Frawley and Sarah Elizabeth Frawley, husband and wife | Legacy Home Loans, LLC DBA Steadfast Mortgage | Parcel ID: 103-02-180.00-000 |
| (NAME) 5506 Vaught Drive | (NAME) 4004 Hillsboro Pike, Suite 216-B | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN 37215 | |
| (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 SPV BORROWER G, LLC, a Delaware Limited Liability Company,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Matthew Stephen Frawley and Sarah Elizabeth Musick Frawley, 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, described as follows, to wit:

Being Lot No. 2, on the Plan of Richland Meadows, Section V, of record in Book 2330, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Linda Covington Bourke and Paul Ralph Cochran, Both Unmarried, By Warranty Deed from Donnie Joe Calhoon, Unmarried dated November 30, 1989 recorded December 05, 1989, of record in Book 7998, Page 579 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Cochran Revocable Trust, created under agreement dated January 04, 2006, By Quitclaim Deed from Paul Ralph Cochran and wife, Linda Covington Cochran, dated April 17, 2006 recorded July 05, 2006, of record as Instrument No. 20060705-0079876 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Offerpad SPV Borrower G, LLC, a Delaware Limited Liability Company, By Warranty Deed from Cochran Revocable Trust, created under agreement dated January 04, 2006 dated November 19, 2021 recorded November 29, 2021, of record as Instrument No. 20211129-0157236 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 5506 Vaught Drive, Nashville, TN 37209

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 7 day of March, 2022

OFFERPAD SPV BORROWER G, LLC,
a Delaware Limited Liability Company
By: Offerpad, Inc., its Sole Member

By: Rebecca McLean

Its: Rebecca McLean

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rebecca McClear as Authorized Signer of Offerpad Inc. Sole Member of Offerpad SPV Borrower G, LLC, a Delaware Limited Liability Company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of March, 2022.

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, Tonya Loftin, 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 **March 7, 2022**.

Date

Tonya Loftin
Affiant Signature

March 10, 2022
Date

State of TN

County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)