WARRANTY DEED

Karen Johnson Davidson County
Batch# 831339 DEEDWARR
03/30/2022 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20220330-0036855

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/15/25
(AFFIX SEAL)

HANNAH LEWIS
TENNESSEE NOTARY PUBLIC
My Comm Exp 3/15/2025
COUNTY OF WILLIAMSON

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)
Nicholas Schneider	Pinnacle Bank	Parcel ID: 135-12-0A-045.00-000 and 135-12-0A-054.00-000
(NAME) 2089 Nashboro Boulevard	(NAME) 150 3rd Avenue South, Suite 1000,	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN, 37201	
(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 **Nicholas Schneider**, _____ _____ 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:

Unit No. 2089 and Garage Unit No. 2089 G, Nashboro Village Twelve Condominium, a horizontal property regime, as shown on the plat of record in Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

The premises herein conveyed is a condominium apartment and garage Unit established pursuant to the provisions of the Tennessee "Horizontal Property Act", as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land

embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Nashboro Village Twelve Condominiums, of record in Book 4827, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffani M. Ransom, By General Warranty Deed from Linda T. Twelves dated April 15, 2008 recorded April 16, 2008, of record as Instrument No. 20080416-0038299 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 Tiffani M. Ransom, a single person dated December 09, 2021 recorded December 16, 2021, of record as Instrument No. 20211216-0166013 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 2089 Nashboro Boulevard, Nashville, TN 37217

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 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: [signature]

Its: Authorized signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca McAdoo 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, 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, Joshua A. Terry, 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 3-7-22.

Affiant Signature

3-22-22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3-22-22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON