WARRANTY DEED

Karen Johnson Davidson County
Batch# 841619 DEEDWARR
04/19/2022 10:54:53 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20220419-0044831

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

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)
Scott Curran	Loan Depot	Parcel ID: 136-03-0A-108.00-000
(NAME) 3880 Priest Lake Drive #24	(NAME) 10 Cadillac Dr Ste 360	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, TN 37027-5078	
(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 **Scott Curran, 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 Unit No. 24, of Building No. 14, on the plan of Phase 1, Condominium Townhouses, Priest Lake Park, of record in Book 4460, Page 88, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in common elements of Priest Lake Park Condominium Townhouses, a horizontal property regime established by Master Deed of record in Book 4651, Page 412, as clarified in Book 4943, Page 692, and amended in Book 5189, Page 671, said Register's Office.

Being the same property conveyed to James Kenneth Wright, unmarried, By Warranty Deed from Phylliss D. Pritchard, unmarried dated February 13, 1997 recorded February 13, 1997, of record in Book 10351, Page 244 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to David Webber, Trustee, By Quitclaim Deed from James Kenneth Wright, unmarried dated August 25, 2014 recorded November 07, 2014, of record as Instrument No.

And also being the same property conveyed to OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company, By Warranty Deed from James Kenneth Wright, an unmarried man and Alex Hall, an unmarried man dated September 27, 2021 recorded October 07, 2021, of record as Instrument No. 20211007-0135039 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 3880 Priest Lake Drive, Apt. 24, 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 April, 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: _____

Its: Rebecca McLean
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert 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 7 day of April, 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