WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #210
Nashville, TN 37204
File No. 1-16212-OR

WARRANTY DEED

Karen Johnson Davidson County
Batch# 847014 DEEDWARR
04/28/2022 09:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,945.18
20220428-0048975

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,725.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26
(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)
Kagna Chhum and Sokheng Hen	One Trust Home Loans	Parcel ID: 097-02-0A-124.00-000
(NAME) 1649 Stonewater Drive	(NAME) 3131 Camino Del Rio North, #1680	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) San Diego, CA 92108	
(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, **OP Gold, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kagna Chhum, an unmarried woman and Sokheng Hen, an unmarried man, as joint tenants with right of survivorship,** 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 parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and Instrument No. 20120705-0059091, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ramona L. Householder, By Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated August 24, 2011 recorded August 30, 2011, of record as Instrument No. 20110830-0066956 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OP Gold LLC, a Delaware Limited Liability Company, By Warranty Deed from Ramona L. Householder, a single person dated February 25, 2022 recorded March 09, 2022, of record as Instrument No. 20220309-0026839 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 1649 Stonewater Drive, Hermitage, TN 37076

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

OP Gold, LLC, a Delaware Limited Liability Company
By: OP Gold Holdings, LLC, a Delaware limited liability company Sole Member
By: Offerpad Holdings, LLC., Sole Member

By: Rebecca McLean
Rebecca McLean
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 Milean, 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 OP Gold, 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

Certificate of Authenticity

I, Michael Ferrence, do hereby make oath that I am 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 4/7/22.

Affiant Signature

4/21/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21st day of April, 2022.

Notary's Signature
My Commission Expires: 5-7-2024

Notary's Seal

