WARRANTY DEED

Karen Johnson Davidson County
Batch# 853159 DEEDWARR
05/10/2022 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220510-0053355

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-17-24
(AFFIX SEAL)

ASHLEY W. MORGAN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD 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)
Shane Gomes and Allison Gomes, husband and wife	Better Mortgage Corporation	Parcel ID: 059-08-0-212.00-000
(NAME) 561 Mill Station Drive	(NAME) 175 Greenwich Street, 59th Floor	
(ADDRESS) Nashville, TN 37207	(ADDRESS) New York, NY 10007	
(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 Arizona limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shane Gomes and Allison Gomes, 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:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Claymill Station, Phase 3, as of record in Book 6900, Page 648, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Charles E. Cooper and wife, Norma J. Cooper, By Warranty Deed from Houston Ezell Corporation dated September 20, 1991 recorded October 03, 1991, of record in Book 8457, Page 326 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to OFFERPAD SPE Borrower A, LLC, an Arizona limited liability company, By Warranty Deed from Michael Brown, Yolonda Howard, and Valarie McCants dated February 01, 2022

recorded February 14, 2022, of record as Instrument No. 20220214-0016535 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 561 Mill Station Drive, Nashville, TN 37207

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 4 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: Rebecca McLean

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, Rebecca 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 14 day of April, 2022.

Candace Barnes
Notary Public

My Commission Expires: 9-22-23

(SEAL)

CANDACE BARNES
Notary Public - Arizona
Maricopa County
Commission # 570289
My Comm. Expires Sep 22, 2023

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 **April 14, 2022**.

Date

Tonya Loftin
Affiant Signature

May 2, 2022
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 2nd day of May, 20 22.

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)