Karen Johnson Davidson County
Batch# 869820 DEEDWARR
06/13/2022 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20220613-0066728

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2022.

Stacy R. Jacobs
Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(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)
ICM SFR LP	ICM SFR LP	Parcel ID: 162-01-0B-064.00-000
(NAME) 58 S. River Dr. c/o Invesco Transactions Suite 150	(NAME) 58 S. River Dr. c/o Invesco Transactions, Suite 150	
(ADDRESS) Tempe, AZ 85281	(ADDRESS) Tempe, AZ 85281	
(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 **ICM SFR LP**, 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:

Situated in the Davidson County, State of Tennessee, bounded and described as follows:

Being Unit No. 64 on the Plan of Clairmont, Phase 1 as of record in Plat Book 6050, Page 286 which amends Plat Book 6200, Page 393, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sharon Y. Jones, by Warranty Deed from Sheila M. Thomas Hays dated August 04, 2004 and recorded August 11, 2004, of record as Instrument No. 20040811-0096967, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Sharon Y. Talley and Stephen J. Talley, by Quitclaim Deed from Sharon Y. Talley dated August 17, 2015 and recorded August 17, 2015, of record as Instrument No. 20150817-0082366, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company by Warranty Deed from Sharon Y. Talley and Stephen J. Talley, wife and husband, dated May 7, 2022 and recorded _____, of record in Instrument No. _____, in the 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 461 Claircrest Drive, Antioch, TN 37013

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 24th day of May, 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: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Jones, 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 24 day of May, 2022.

_____
Notary Public

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

My Commission Expires: 6/26/2024

(SEAL)

Certificate of Authenticity

I, Jamika Jones, 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 5/26/2022.

Date

Jamika Jones

Affiant Signature

06/06/2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of June, 2022.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202206130066728