WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-17-26
(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 Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allante Christian Carr	Cadence Bank	Parcel ID: 164-05-0A-027.00-000
(NAME) 4316 Summercrest Blvd. **Unit 813**	(NAME) 2778 West Jackson Street, Building C, 2nd Floor	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tupelo, MS 38801	
(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 **Allante Christian Carr,a single person**, 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 situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 813 of Summer Glen Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (PUD), as shown on the site plan attached to and shown as Exhibit 2, established by Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180116-0004525 as amended by the First Supplement The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, Annexing Phase 2 Property, of record in Instrument No. 20181220-0123931 and amended by the First Amendment to The Declaration of Covenants Conditions and Restrictions for Summer Glen Townhomes, a Townhome Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20190807-0078437, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, along with all ownership interest and rights regarding all related Private Elements, Common Elements, and Limited Common Elements as specified in said Declarations.

Being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company by Warranty Deed from Lakita Taylor, an unmarried woman dated April 11, 2022 recorded April 27, 2022 in Instrument No. 20220427-0048639, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 875861 DEEDWARR
06/22/2022 12:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20220622-0071234

Being the same property conveyed to Lakita Taylor, a married woman, By Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes dated September 25, 2019 recorded September 27, 2019, of record as Instrument No. 20190927-0098540, and Instrument of Deed of Correction on October 16, 2019, of record as Instrument No. 20191016-0105948 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 4316 Summercrest Blvd., Unit 813, 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 12 day of May, 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: Michelle Lynes

Its: Michelle Lines
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Lunes, 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 OP Gold, 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 12th day of May, 2022.

Notary Public

My Commission Expires 2/20/2025

(SEAL)

CARRIE M YOST
Notary Public - Arizona
Maricopa County
Commission # 597506
My Comm. Expires Feb 20, 2025

Certificate of Authenticity

I, **Doné Oglesby**, 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 **May 12, 2022**.

Date

Affiant Signature

06/16/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **16th** day of **June**, 20**22**.

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