Karen Johnson Davidson County
Batch# 879303 DEEDWARR
06/28/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20220628-0074088

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3-28-2026
(AFFIX SEAL)

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

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)
Anna Grace Jordan	Better Mortgage Corporation	Parcel ID: 161 16 0A 096.00
(NAME)	(NAME)	
321 Shadow Glen Drive	175 Greenwich Street, 59th Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anna Grace Jordan, a single woman,** 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. 96, on the plan of Townhomes of Shadow Glen, as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, as supplemented in Instrument No. 20040713-0083179, and as corrected in Instrument Nos. 20040317-0030572, 20040720-0086706, and 20040720-0086707, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Codi Castle, an unmarried man and Anna Webb, an unmarried woman as joint tenants with right of survivorship from Laurence M. Croes and wife Katherine J. Croes by Warranty Deed dated July 29, 2016 and recorded on August 5, 2016 in Instrument No. 20160805-0081422, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company from Codi Tyler Castle and Anna Marie Webb nka, Anna Marie Castle, husband and wife by Warranty

Deed dated May 2, 2022 and recorded on May 11, 2022 in Instrument No. 20220511-0053896, 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 321 Shadow Glen Drive, Nashville, TN 37211

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 8 day of June, 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 8 day of June, 2022.

Notary Public

My Commission Expires: 9/12/2024

(SEAL)

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

Certificate of Authenticity

I, Nick Harris, 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 6/24/2022.

Date

Affiant Signature

6/24/2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24 day of June, 2022.

Notary's Signature

My Commission Expires: 3.7.23
Date

Notary's Seal (if on paper)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY