WARRANTY DEED

Karen Johnson Davidson County
Batch# 887849 DEEDWARR
07/12/2022 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,950.38
20220712-0080127

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $797,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11 19 2025
COUNTY OF WILLIAMSON

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)
Lindsey V. Caskey	Lindsey V. Caskey	Parcel ID: 054 14 0 086.00
(NAME) 218 Rising Sun Terrace	(NAME) 218 Rising Sun Terrace	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(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 **Lindsey V. Caskey, an unmarried 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 Lot 251, on the plan of Section 15, Brandywine Farms, of record in Plat Book 4660, page 123 and corrected by Surveyor's Certificate of Correction of record in Book 4905, Page 572, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Abraham W. Smith and Michael Cody Rollins, a married couple from Carter Dunlap and Tonya Dunlap, husband and wife, as joint tenants with right of survivorship by Warranty Deed dated June 6, 2016 and recorded on June 9, 2016 in Instrument No. 20160609-0058309, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Michael Daniels and Elizabeth Daniels, husband and wife from Abraham W. Smith and Michael Cody Rollins, a married couple by Warranty Deed dated February 11, 2021 and recorded on March 4, 2021 in Instrument No. 20210304-0028025, 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 Michael Daniels and Elizabeth Daniels, husband and wife by Warranty Deed dated May 13, 2022 and recorded on May 20, 2022 in Instrument No. 20220520-0059196, 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 218 Rising Sun Terrace, Old Hickory, TN 37138

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 14 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
Rebecca McLean
Authorized Signer

Its: _____

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 auth signer (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 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 16th day of June, 2022.

Carrie Yost
Notary Public

My Commission Expires: 2/20/2025

(SEAL)

Warranty Deed

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

FND-2207324FC

Certificate of Authenticity

I, Joshua A. Terry, 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 6/16/2022.

Affiant Signature

7/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON