Karen Johnson Davidson County
Batch# 895009 DEEDWARR
07/27/2022 12:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220727-0085733

WARRANTY DEED

Madisun Silva
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Dana Warsop
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2022.

Madisun Silva
Notary Public

MY COMMISSION EXPIRES: 06/16/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
OfferPad (SPVBorrower1), LLC, a Delaware limited liability	OfferPad (SPVBorrower1), LLC, a Delaware limited liability	Parcel ID: 059 05 0 067.00
(NAME) 2150 E. Germann Road Suite 1	(NAME) 2150 E. Germann Road Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) Chandler, AZ 85286	
(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, **Willie Mae Reddon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OfferPad (SPVBorrower1), LLC, a Delaware limited liability**, 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 No. 62, on the Plan of Buena Vista Estates, Section 3-A, of record in Book 4350, Page 158, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nicole T. Daniel, unmarried, by Warranty Deed from Scott Williams and Jason Wilkerson, dated April 3, 2008 and recorded April 7, 2008 in Instrument No. 20080407-0035106, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Willie Mae Reddon, unmarried, by Warranty Deed from Nicole T. Daniel, Unmarried, dated April 29, 2022 and recorded May 9, 2022 in Instrument No. 20220509-0052800, 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 4113 Ames Drive, Nashville, TN 37218

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 26 day of July, 2022

Willie M. Reddon

Willie Mae Reddon

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Willie Mae Reddon, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public

My Commission Expires: 7-17-23

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023 BRANDON WESLEY LIPPMAN

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 **July 26, 2022**.

Date

Tonya Loftin

Affiant Signature

July 27, 2022

Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 27th day of July, 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)