WARRANTY DEED

Karen Johnson Davidson County
Batch# 895213 DEEDWARR
07/28/2022 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20220728-0086003

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2022.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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)
Levin J. Renfield		Parcel ID: 095 12 0 115.00
(NAME)	(NAME)	
2700 Lakeland Drive	2700 Lakeland Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37124	Nashville, TN 37124	
(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 **Levin J. Renfield**, an unmarried man, 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. 36, as shown on the map entitled Martinwood Heights, of record in Plat Book 2133, Page 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua T. Decker and Christina M. Decker, husband and wife from Joshua C. Wilson, married by Warranty Deed dated March 23, 2020 and recorded on March 24, 2020 in Instrument No. 20200324-0031964, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company from Joshua T. Decker and Christina M. Decker, husband and wife by Warranty Deed dated May 12, 2022 and recorded on May 20, 2022 in Instrument No. 20220520-0058790, 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 2700 Lakeland Drive, Nashville, TN 37124

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

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: _____

Its: Jacqueline Shaffer
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacqueline Shaffer, 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 the authorized signer OFFERPAD HOLDINGS, LLC, a Delaware limited liability company, Sole Member of OP GOLD HOLDINGS, LLC, a Delaware limited liability company, the Sole Member of OP GOLD, LLC, a Delaware limited liability company, the within-named bargainor, and that he/she as such authorized signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as authorized signer.

Witness my hand and seal, this 26 day of July, 2022.

Witness my hand and official seal, this the 26 day of July, 2022.

_____
Notary Public

My Commission Expires: Sep 22, 2023

(SEAL)

CANDACE BARNES
Notary Public - Arizona
Maricopa County
Commission # 570289
My Comm. Expires Sep 22, 2023

True Copy Certification

I, **Kaz Arbogast,** 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 this the 27th day of July, 2022.

Affiant Signature
Date 07/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of July, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

