WARRANTY DEED

Karen Johnson Davidson County
Batch# 895691 DEEDWARR
07/28/2022 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220728-0086235

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

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)
OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company	Parcel ID: 075 08 0 011.00
(NAME) 2150 E. Germann Road	(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, **Mark Lane Lewis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **OFFERPAD SPE Borrower A, LLC, a Delaware limited liability company**, 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. 199 on the Plan of Tulip Grove, Section IV, as of record in Book 4175, page 12, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Denver Drive at the common corner of Lots Nos. 198 and 199; thence with the margin of said Drive, southeasterly 110 feet to a point in the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northwesterly margin of Denver Court; thence with the margin of the same, southwesterly 106.14 feet to the common corner of Lots 199 and 200; thence with the line between said lots, northwesterly 110 feet to the common rear corner of Lots Nos. 199, 198 and 200; thence with the line between Lots Nos. 198 and 199, northeasterly 125 feet to the point of the beginning.

Being the same property conveyed to Burbon Lewis and Barbara Lewis, husband and wife from Horace Terry and Elenor Terry, husband and wife by Warranty Deed dated September 29, 2006 and recorded on October 20, 2006 in Instrument No. 20061020-0130379, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mark Lane Lewis with life estate reserved for Burbon Lewis and wife, Barbara Lewis from Burbon Lewis and wife, Barbara Lewis by Quitclaim Deed dated April 27, 2010 and recorded on September 22, 2010 in Instrument No. 20100922-0075226, 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 616 Denver Drive, Hermitage, TN 37076

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 20th day of July, 2022

Mark Lane Lewis

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Mark Lane Lewis, 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 25th 20th day of July, 2022.

Notary Public

My Commission Expires: 2/24/24

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

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 **July 26, 2022**.

Date

Affiant Signature

07/26/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **26th** day of **July**, 20**22**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026