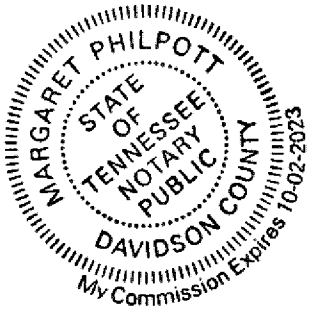
Karen Johnson Davidson County
Batch# 898559 DEEDWARR
08/03/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,367.63
20220803-0088638

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Zachary Lewis	Atlantic Union Bank	Parcel ID: 081 02 4B 002.00
(NAME) 1727B Pecan Street	(NAME) 1727 B Pecan Street	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(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 **Zachary Lewis**, _____, 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. B, as established by the Declaration of Covenants, Conditions, and Restrictions for Homes at 1727 Pecan Street, of record in Instrument No. 20171208-0125578, Register's Office for Davidson County, Tennessee. Said Unit B being shown as part of Exhibit "B" of said Declaration.

Being the same property conveyed to Daniel J. Conlin, unmarried from Adamantium Investments, LLC, an Indiana limited liability company by Warranty Deed dated March 21, 2019 and recorded on March 27, 2019 in Instrument No. 20190327-0027469, 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 Daniel J. Conlin, an unmarried man by Warranty Deed dated May 13, 2022 and recorded on May 20, 2022 in Instrument No. 20220520-0058804, 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 1727B Pecan Street, Nashville, TN 37208

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 7 day of July, 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: 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 Rebecca McLean, 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 7 day of July, 2022.

Candace Barnes
Notary Public

My Commission Expires: Sep 22, 2023

(SEAL)

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

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 7/7/2022 (date of document).

Affiant Signature

7/7/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of July, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

