WARRANTY DEED

Karen Johnson Davidson County
Batch# 923328 DEEDWARR
09/29/2022 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,331.63
20220929-0107672

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

KV
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-19-26
(AFFIX SEAL)

ANNA E. ROWLAND
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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)
Sergio Gustavo Romero Gonzalez and Kimberlyn Lopez Flores	NEW OWNER	Parcel ID: 086 02 0 036.00
(NAME)	(NAME)	
6015 Cortez Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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 **Sergio Gustavo Romero Gonzalez and Kimberlyn Lopez Flores**, 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 Number 88 on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Registers Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kristina M. Allen, unmarried from Paul Kazanofski and William Little by Warranty Deed dated January 15, 2013 and recorded on February 1, 2013 in Instrument No. 20130201-0010689, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kristina M. Allen, an unmarried person from Christopher Wayne Adkins, an unmarried person by Quitclaim Deed dated March 25, 2022 and recorded on April 5, 2022 in Instrument No. 20220405-0039117, 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 Kristina M. Allen, an unmarried person by Warranty Deed dated April 18, 2022 and recorded on April 27, 2022 in Instrument No. 20220427-0048672, 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 6015 Cortez Court, 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 22 day of SEPT, 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, LLC., Sole Member, a Delaware Limited Liability Company

By: Rebecca Mc

Its: Rebecca McLean
Authorized Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebeca 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 of Offerpad, LLC., Sole Member, a Delaware Limited Liability Company as sole member of Offerpad SPE Borrower A Holdings, LLC, a Delaware Limited Liability Company, Sole Member of OfferPad SPE Borrower A, LLC, the within-named bargainor, a Delaware limited liability company, and that such authorized, as such authorized, 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 22 day of Sept, 2022.

Notary Public

My Commission Expires: 6/26/2024

(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 9/22/2022 (date of document).

Jennifer Russell
Affiant Signature

9/29/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 29th day of September 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

