This instrument prepared by:
NELSON MULLINS RILEY & SCARBOROUGH LLP
Brendi Kaplan, Esq.
One Nashville Place, Suite 1100
150 Fourth Avenue, North
Nashville, TN 37219
Tel. 615-664-5318

After recording, return to:
(MAIL) instrument may be returned to:
SELENE TITLE, LLC
8201 Cypress Plaza Dr., Suite 100
Jacksonville, FL 32256
Tel. 904-497-0030

Karen Johnson Davidson County
Batch# 925164 DEEDWARR
10/04/2022 03:13:30 PM 6 pgs
Fees: $33.00 Taxes: $1,198.47
20221004-0109572

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
MILE HIGH BORROWER 1 (VALUE), LLC P.O. Box 4090 Scottsdale, AZ 85261	MILE HIGH BORROWER 1 (VALUE), LLC P.O. Box 4090 Scottsdale, AZ 85261	[SEE EXHIBIT "A"]

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **OFFERPAD SPE BORROWER A, LLC**, a Delaware limited liability company, ("Grantor"), by these presents does hereby bargain, sell, convey and confirm unto **MILE HIGH BORROWER 1 (VALUE), LLC,** a Delaware limited liability company ("Grantee"), all of Grantor's interest in the real property (or properties) located in Tennessee and described in **Exhibit A** attached hereto, together with all the rights, privileges, easements, servitudes, rights-of-way and appurtenances thereunto belonging (the "***Property***").

The Property is improved property commonly known as set forth in Exhibit A**.**

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the Property; that it has a good right to sell and convey the same; that the same is unencumbered, and that Grantor will warrant and forever defend the title and quiet possession against the lawful claims of all persons. The Property is subject to all such limitations, restrictions and encumbrances of record as may affect such Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 22 day of September, 2022; made effective on this 27th day of September 2022.

OFFERPAD SPE BORROWER A, LLC,
a Delaware limited liability company

By: Offerpad, LLC,
an Arizona limited liability company
Its: Manager

By: Michelle Stewart
Name: Michelle Stewart
Its: Authorized Officer

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Before me, Brent P. Hunter, a Notary Public of said County and State, personally appeared Michelle Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Officer of Offerpad, LLC, an Arizona limited liability company, which entity is the Manager of **OFFERPAD SPE BORROWER A, LLC**, the within named bargainor, a Delaware limited liability company, and that she as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Authorized Signatory.

Witness my hand and seal, at Office in Chandler, AZ, this 22 day of September, 2022.

Brent P Hunter
Notary Public

My Commission Expires: 3/13/2025

BRENT P HUNTER
Notary Public - Arizona
Maricopa County
Commission # 603091
My Comm. Expires Mar 13, 2025

VALUE AFFIDAVIT

State of Arizona
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is
$ 323,910.00 .

Michelle Stewart

Subscribed and sworn to before me this 20th day of September, 2022.

Notary Public
My commission expires: 3/13/2025
(Affix Seal)

BRENT P HUNTER
Notary Public - Arizona
Maricopa County
Commission # 603051
My Comm. Expires Mar 13, 2025

EXHIBIT A

EXHIBIT A

STREET ADDRESS: 616 DENVER DR, HERMITAGE, TN, 37076

COUNTY: DAVIDSON

CLIENT CODE: 941435

TAX PARCEL ID/APN: 075 08 0 011.00

GRANTOR: OFFERPAD SPE BORROWER A, LLC

GRANTEE: MILE HIGH BORROWER 1 (VALUE), LLC

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 RE CORD IN BOOK 4175, PAGE 12, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:~~BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF DE NVER DRIVE AT THE COMMON CORNER OF LOTS NOS. 198 AND 199; THENCE WITH TH E MARGIN OF SAID DRIVE, SOUTHEASTERLY 110 FEET TO A POINT IN THE B EGINNING 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 A ND 200; THENCE WITH THE LINE BETWEEN LOTS NOS. 198 AND 199, NORTHEASTERLY 125 FEET TO THE POINT OF THE BEGINNING.

THIS BEING THE SAME PROPERTY CONVEYED FROM MARK LANE LEWIS, TO OFFERPAD SPE BORROWER A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON 07/28/2022, INSTRUMENT NUMBER 20220728-00876235 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Lesley Trifiletti, 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 09/27/2022.

Date

Lesley Trifiletti

Affiant Signature

09/27/2022

Date

State of FLORIDA

County of DUVAL

Sworn to and subscribed before me this 27th day of September, 2022

Joy A. Lanier-Hartley

Notary's Signature

My Commission Expires: 9/28/2024

Date

Notary's Seal

Notary Public State of Florida
Lanier-Hartley A Joy
My Commission HH 047458
Expires 09/28/2024