Name and Address of New Owner:
Marteka D. Lee
702 Clearwater Court
Nashville, TN 37217

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14908006100

Karen Johnson Davidson County
Batch# 927986 DEEDWARR
10/11/2022 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20221011-0111401

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Furaha Totoy, single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marteka D. Lee. unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11-A on the Plan of Revised Zone Lot Division Lot Nos. 10-16 and 18-43, Edge-O-Lake, Section 21 of record in Plat Book 6900, Page 256, amending Plat Book 5200, Page 577 and Plat Book 6250, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Furaha Totoy by Warranty Deed from OfferPad (SPVBorrower1), LLC, a Delaware limited liability, dated June 8, 2021, of record in Instrument No. 20210618-0082489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2023 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 702 Clearwater Court, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2022.

_____(SEAL)
Totoy F. Furaha

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2022, before me personally appeared Totoy F. Furaha, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of October, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

_____
Notary Signature
My commission expires: 11.3.25

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $236,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Notary Signature
My commission expires: 9/8/2025

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 7, 2022.

J. Carlton Drumwright

October 7, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 7, 2022.

Notary

My Commission Expires: 12/18/22

