Karen Johnson Davidson County
Batch# 928664 DEEDWARR
10/12/2022 11:23:11 AM 3 pgs
Fees: $18.00 Taxes: $1,135.53
20221012-0111872

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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)
Hamm Rental Dickson, LLC	New Owner	Parcel ID: 150 09 0A 174.00
(NAME)	(NAME)	
1010 Morgans Landing Ct		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **OP Gold, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hamm Rental Dickson, LLC**, 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:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 326 on the Plan of Forest View Park, Section X, Phase One of record in Plat Book 7900, Page 356, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kelli L. Lugten from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. by Cash Deed dated December 7, 1999 and recorded on December 15, 1999 in Instrument No. 19991215-0303511, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company from Kelli L. Lugten nka Kelli L. Peterson, married by Warranty Deed dated July 5, 2022 and recorded on July 6, 2022 in Instrument No. 20220706-0077889, Register's Office for Davidson County, Tennessee.

Return to:
Foundation Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 22-BMR-2210492

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 1301 Joust Ct, Antioch, TN 37013

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

OP Gold, LLC, a Delaware Limited Liability Company
By: OP Gold Holdings, LLC, a Delaware limited liability company Sole Member
By: Offerpad Holdings, LLC., Sole Member

By: Rebecca McLean

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, Rubella 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 the authorized OFFERPAD HOLDINGS, LLC, a Delaware limited liability company, Sole Member of OP GOLD HOLDINGS, LLC, a Delaware limited liability company, the Sole Member of OP GOLD, LLC, a Delaware limited liability company, the within-named bargainor, and that he/she 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