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# 928888 DEEDWARR
10/13/2022 08:48:30 AM 6 pgs
Fees: $33.00 Taxes: $1,276.73
20221013-0112147

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
BERM FW RESIDENTIAL HOME BUYER NASHVILLE, LLC P.O. Box 4090 Scottsdale, AZ 85261	BERM FW RESIDENTIAL HOME BUYER NASHVILLE, LLC P.O. Box 4090 Scottsdale, AZ 85261	[SEE EXHIBIT "A"]

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **OFFERPAD (SPVBORROWER1), LLC**, a Delaware limited liability company, ("Grantor"), by these presents does hereby bargain, sell, convey and confirm unto **BERM FW RESIDENTIAL HOME BUYER NASHVILLE, 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 21st day of September, 2022; Made EFFECTIVE on this 27th day of September, 2022.

OFFERPAD (SPVBORROWER1), 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, Michel Logan, 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 (SPVBORROWER1), LLC**, a Delaware limited liability company, the within named bargainor, 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 Mesa, AZ, this 21 day of Sept, 2022.

Michel Logan
Notary Public

My Commission Expires: May 5, 2025

MICHEL LOGAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 607351
Expires May 5, 2025

VALUE AFFIDAVIT

State of Arizona
County of Maricopa

The actual consideration or value, whichever is greater, for this transfer is
$ 345,062.00 .

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:	513 SAINT JULES LN, NASHVILLE, TN, 37211
COUNTY:	DAVIDSON
CLIENT CODE:	941252
TAX PARCEL ID/APN:	172 12 0D 540.00
GRANTOR:	OFFERPAD (SPVBORROWER1), LLC
GRANTEE:	BERM FW RESIDENTIAL HOME BUYER NASHVILLE, 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 UNIT NO. 806 AS SHOWN ON EXHIBIT " B" TO THE SUPPLEMENTAL DECLARATION OF C HARTER, EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE RESIDENTIAL NEIGHBORHOOD OF LENOX VILLAGE, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, ANNEXING ADDITIONAL PROPERTY TO THE TOWN CENTER HOMES, A HORIZONTAL PROPERTY REGIME AND RESIDENTIAL NEIGHBORHOOD (ADDITIONAL 21 TOWNHOMES UNIT OF SECTION TWO, THE TOWN CENTER HOMES), OF RECORD AS INSTRUMENT NO. 20060622-0074677 IN THE REGISTER'S OFFICE FOR SAID COUNTY, ALS O BEING PART OF THE SAME PROPERTY SHOWN AS LOT NO. 508 ON THE PLAN OF SECTI ON 2, THE TOWN CENTER HOMES AT LENOX VILLAGE OF RECORD AS INSTRUMENT N O. 20050322-0031182 AS REVISED BY INSTRUMENT NO. 20061103-0136911 IN SAID REGISTE R'S OFFICE.

THIS BEING THE SAME PROPERTY CONVEYED FROM GEORGE A. POWELL, AN UNMARRIED MAN, TO OFFERPAD (SPVBORROWER1), LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY DEED RECORDED ON 05/17/2022, INSTRUMENT NUMBER 20220517-0056566, 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