WARRANTY DEED

Karen Johnson Davidson County
Batch# 931627 DEEDWARR
10/19/2022 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,246.53
20221019-0114061

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $336,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/10/2024
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MAURY 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)
Caroline Grace Salac	First Horizon Bank	Parcel ID: 059 05 0 067.00
(NAME)	(NAME)	
4113 Ames Dr	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Memphis, TN 38103	
(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 (SPVBorrower1), LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Caroline Grace Salac, a single woman**, 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 No. 62, on the Plan of Buena Vista Estates, Section 3-A, of record in Book 4350, Page 158, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Nicole T. Daniel, unmarried from Scott Williams and Jason Wilkerson by Warranty dated April 3, 2008 and recorded on April 7, 2008 in Instrument No. 20080407-0035106, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Willie Mae Reddon, unmarried from Nicole T. Daniel unmarried by Warranty Deed dated April 29, 2022 and recorded on May 9, 2022 in Instrument No. 20220509-0052800, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad (SPVBorrower1), LLC, a Delaware limited liability from Willie Mae Reddon by Warranty Deed dated July 26, 2022 and recorded on July 27, 2022 in Instrument No. 20220727-0085733, 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 4113 Ames Dr. Nashville, TN 37218

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 5th day of October, 2022

OfferPad (SPVBorrower1), LLC, a Delaware limited liability company
By: OfferPad, LLC, an Arizona Limited Liability Company
By: Offerpad, LLC., a Delaware Corporation, as sole member

By: _____

Its: Stacey Jones
Authorized Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey Jones, 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., a Delaware Corporation, as sole member of OfferPad, LLC, an Arizona Limited Liability Company as sole member of OfferPad (SPVBorrower1), 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 5 day of October, 2022.

_____
Notary Public

My Commission Expires: 10/26/2024

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 533739
My Comm. Expires Jun 26, 2024

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 10/5/2022.

Date

Tonya Loftin

Affiant Signature

October 19, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of October, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)