**The Transfer Tax for this instrument is $0. See below; the Taxes were previously paid in Rutherford County Register of Deeds Office.**

# WARRANTY DEED

Heather Dawbarn, Register
Rutherford County Tennessee

| | | | |
|---|---|---|---|
| Rec #: | 1193816 | Instrument #: | 2466568 |
| Rec'd: | 25.00 | Recorded | |
| State: | 3781.96 | 10/5/2022 at | 12:10 PM |
| Clerk: | 1.00 | in Record Book | |
| Other: | 2.00 | | 2288 |
| Total: | 3809.96 | | |

Pages 2238-2242

Karen Johnson Davidson County
Batch# 937364 DEEDWARR
11/03/2022 09:16:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20221103-0118603

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,022,152.37.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2022.

Notary Public

KAILEY B. DEMASTUS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MY COMMISSION EXPIRES: 08/20/2026
(AFFIX SEAL)

**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) |
|---|---|---|
| IIF SFR LP | IIF SFR LP | Parcel ID: 006O-B-072.00, 150 09 0 130.00 and 165 09 0A 003.00 |
| (NAME) 207 Lake Forest Drive | (NAME) 58 S River Drive, Suite 150 | |
| (ADDRESS) LaVergne, TN 37086 | (ADDRESS) Tempe, AZ 85288 | |
| (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 SPE TPA1, LLC, a Delaware limited liability company and 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 **IIF SFR LP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows, to-wit:

Parcel No. 006O-B-072.00

Land in Rutherford County, Tennessee being Lot No. 1720, Phase Seventeen (17), Lake Forest Estates, Plan of record in Plat Book 19, page 17, Register's Office for Rutherford County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shawn S. Thomas, an unmarried man from Scott A. Dunphy and wife, Sarah K. Epstein Dunphy by Warranty Deed dated June 28, 2002 and recorded on July 5, 2002 in Record Book 168, Page 101, Register's Office for Rutherford County, Tennessee.
Further being the same property conveyed to Shawn S. Thomas and Tracey Bianca Thomas, husband and wife as joint tenants with right of survivorship from Shawn S. Thomas by Quitclaim Deed dated January 12, 2007 and recorded on February 12, 2008 in Record Book 818, Page 3197, Register's Office for Rutherford County,Tennessee

Further being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company from Shawn S. Thomas and Tracey Bianca Thomas, husband and wife by Warranty Deed dated April 27, 2022 and recorded on April 29, 2022 in Record Book 2237, Page 2832, Register's Office for Rutherford County, Tennessee.

**Tract 2: Parcel No. 150 09 0 130.00**

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Forest View Park, Section Four, Phase Two, of record in Plat Book 5200, page 674 and amended in Book 6220, page 648, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tracie L Garlock and Ethan Garlock, married from Jason T Hobbs and wife, Jana R Francis Hobbs by Deed dated June 30, 1999 and recorded on July 1, 1999 in Book 11551, Page 709, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Tracie L. Garlock from Ethan Garlock by Quitclaim Deed dated December 16, 2015 and recorded on January 27, 2016 in Instrument No. 20160127-0007795, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Tracie L. Garlock, an unmarried person by Warranty Deed dated May 2, 2022 and recorded on May 11, 2022 in Instrument No. 20220511-0053878, Register's Office for Davidson County, Tennessee.

**Tract 3: Parcel No. 165 09 0A 003.00**

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, in the 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 Thang Zom Pau from William D. Robinson, married by Warranty Deed dated August 23, 2017 and recorded on August 25, 2017 in Instrument No. 20170825-0087539, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jason Redd, a single man from Thang Zom Pau, married by Warranty Deed dated October 13, 2020 and recorded on October 15, 2020 in Instrument No. 20201015-0119913, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Jason Redd, a single man by Warranty Deed dated May 26, 2022 and recorded on June 2, 2022 in Instrument No. 20220602-0063512, 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 207 Lake Forest Drive, LaVergne, TN 37086 (Tract 1)
unimproved ☐
This is improved ☒ property, known as 2981 Owendale Drive, Antioch, TN 37013 (Tract 2)
unimproved ☐
This is improved ☒ property, known as 1904 Port James Cricle, Antioch, TN 37013 (Tract 3)

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 22nd day of August, 2022.

**Grantor as to Tract 1**

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: Carrie Yost
Its: Carrie Yost
Authorized Signer

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carrie Yost, 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 (or other such officer authorized to execute this instrument) of OP Gold, LLC., the within-named bargainor, a Delaware limited liability company, and that 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 August, 2022.

Notary Public
My Commission Expires: 9/26/2024
(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

**Grantor as to Tract 2 & 3**

OP SPE TPA1, LLC, A Delaware Limited Liability Company
By: OP SPE Borrower Parent LLC, A Delaware Limited Liability Company
By: OP SPE HOLDCO, LLC, Managing Member
By: _____
Its: _____ Carrie Yost Authorized Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Carrie Yost, the authorized of OP SPE HOLDCO, LLC, the Managing Member of OP SPE BORROWER PARENT, LLC, a Delaware limited liability company, the Managing Member of OP SPE TPA1, LLC, a Delaware limited liability company, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the authorized of OP SPE HOLDCO, LLC, and that as such authorized, he/she is authorized and did so sign the name of the company, OP SPE HOLDCO, LLC, as the Managing Member of OP SPE BORROWER PARENT, LLC, as the Managing Member of OP SPE TPA1, LLC, a Delaware limited liability company.

Witness my hand and official seal, this the 22 day of August, 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

Certificate of Authenticity

I, Jameika Jones, 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 8/22/2022.

Date

Jameika Jones
Affiant Signature

11/03/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 3rd day of November, 20 22.

Notary's Signature

My Commission Expires: _____
Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)