REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 948810 DEEDQC
12/07/2022 12:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221207-0127620

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 5th DAY OF December, 2022.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 11/20/25

CARRIE BORUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Offerpad Point LLC
2150 E. Germann Road, Suite 1
Chandler, AZ 85286

NEW OWNER:
Offerpad Point LLC
2150 E. Germann Road, Suite 1
Chandler, AZ 85286

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 5th day of December, 2022 between OP SPE TPA1, LLC, a Delaware Limited Liability Company (hereinafter referred to as "GRANTOR") and OFFERPAD POINT LLC, a Delaware Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 304 on the plan of Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for Davidson County, Tennessee.

Said Lot no. 304 begins at a point in the southwesterly margin of Winthorne Drive between Lots Nos. 303 and 304; thence southeasterly 105.0 feet with the line between said Lots Nos. 303 and 304 to a concrete monument in the common corner of Lots Nos. 303, 304 and 305; thence southeasterly with the line between Lots Nos. 304 and 305, 121.6 feet to a point in the northwesterly margin of Winthorne Court; thence with said margin of Winthorne Court, northeasterly 143.1 feet to a point the beginning of a curve; thence

northwesterly around said curve 391.3 feet to a point in the southwesterly margin of Winthorne Drive; thence with the said margin of Winthorne Drive, Northwesterly 110.0 feet to the point of beginning.

Being the same property conveyed to OP SPE TPA1, LLC, a Delaware Limited Liability Company, from Jamie Spicer by Warranty Deed dated June 1, 2022 and recorded on June 2, 2022 in Instrument No. 20220602-0063738, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 120-01-0-013.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 812 Winthorne Court, Nashville, TN 37217.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

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: Michelle D. Stewart
Its: Michelle D. Stewart
Authorized Signer

STATE OF Arizona)
)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned authority, a Notary Public in and for said State and County, Michelle Stewart, the Auth. Signer 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 Auth Signer of OP SPE HOLDCO, LLC, and that as such Auth Signer, 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 seal at office in the aforesaid state and county this 05 day of Dec, 2022.

SEAL

MICHEL LOGAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 600351
Expires May 5, 2025

Michel Logan
NOTARY PUBLIC
COMMISSION EXPIRES: May 5, 2025

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 12/5/2022.

Date

Jameika Jones
Affiant Signature

12/07/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 7th day of December, 20 22.

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)