QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 949659 DEEDQC
12/08/2022 02:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221208-0128107

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of December, 2022.

Notary Public

COMMISSION EXPIRES: 11/22/25
(AFFIX SEAL)

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 BILL TO:	MAP-PARCEL NO(S).:
Offerpad SPV Borrower G, LLC, a Delaware limited liability company	Offerpad SPV Borrower G, LLC, a Delaware limited liability company	041 00 0 016.00
(Name) 2150 E. Germann Road , Suite 1 Chandler, AZ 85286	2150 E. Germann Road , Suite 1 Chandler, AZ 85286	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,OP SPE TPA 1, LLC., a Delaware limited liability company, hereinafter referred to as Grantor(s), hereby quitclaim to Offerpad SPV Borrower G, LLC, a Delaware limited liability company his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in the 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 on the Map showing the Subdivision of the lands of Mary Kyle Dale, et al, of record in Book 547, Pages 67 and 71, Register's Office for said County, described as follows:

Beginning in the North margin of Old Hickory Boulevard, 178 feet West of Brown Jones' corner (Book 1079, Page 462); thence Westerly with a curve, radius 2,322 feet 90 feet; thence North 39 52' East 200 feet; thence with a curve, Easterly 97.9 feet; thence South 42 08' West 200 feet to the beginning.

Note: For informational purposes only: prior deed references subject property to contain 0.40 acres, more or less.

Being the same property conveyed to Henry D. Bean and wife, Retter B. Bean from Wesley M. Baxter and wife, Betty S. Baxter by Deed dated August 11, 1993 and recorded on August 13, 1993 in Book 9046, Page 471, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Retter Bell Bean from Final Decree of Divorce entered on October 3, 2012, in a divorce proceeding styled Retter Bell Bean v. Henry Duane Bean, Davidson County Circuit Court No. 11D-2530, Henry Duane Bean by Quitclaim Deed dated November 16,

2012 and recorded on November 29, 2012 recorded in Instrument No. 20121129-0109693, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Retter Bell Bean, unmarried by Warranty Deed dated April 29, 2022 and recorded on May 11, 2022 in Instrument No. 20220511-0053782, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the said has hereunto set his/her/their signature, on this, the DEC 06 2022.

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 Stewart
Its: ~~Michelle D. Stewart~~ 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, 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 official seal, this the 6th day of Dec, 2022.

Notary Public

My Commission Expires: July 28 2023

(SEAL)

CHRISTY KELEDJIAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 566455
Expires July 28, 2023

True Copy Certification for Recording Purposes

I, Michelle D. Stewart, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Stewart
Signature of Custodian/Certifier

State of ~~Tennessee~~ AZ County of ~~Davidson~~ Maricopa SS:

Before me, Christy Keledjian, a notary public for this county and state, personally appeared Michelle Stewart, Authorized Signer (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electronic document is true and ~~correct~~ and whose signature I have witnessed.

Notary's Signature S-E-A-L Comm exp July 28 2023

CHRISTY KELEDJIAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 566455
Expires July 28, 2023

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 12/6/2022.

Date

Jameika Jones
Affiant Signature

12/08/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of December, 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)