QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 950105 DEEDQC
12/09/2022 02:08:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221209-0128373

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

Stacy Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of December, 2022.

Carrie Borden
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	069 04 0 107.00
(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 TPA1, 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

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Haynes Park, Section 1, as of record in Book 4300, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 194 fronts 31.21 feet on the northerly side of Haynes Park Court and runs back between lines, 124.29 feet on the easterly line and 162.20 feet on the westerly line, to a broken line at the rear on which it measures 161.41 feet thereon.

Being the same property conveyed to Richard H. Dickerson and wife, Betty H. Dickerson from W. L. Bainbridge Company by Warranty Deed dated December 20, 1971 and recorded on December 28, 1971 in Book 4564 Page 334, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard H. Dickerson from Betty K. Dickerson by Deed dated September 9, 1988 and recorded on September 16, 1988 in Book 7654 Page 104, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability

company from Richard H. Dickerson, a married man by Warranty Deed dated May 24, 2022 and recorded on May 31, 2022 in Instrument No. 20220531-0062329, 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 OP SPE TPA1, LLC, A Delaware limited liability company has hereunto set his/her/their signature, on this, the 5th day of December, 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 D. Stewart
Its: Michelle D. Stewart
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Arizona, 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 Michelle D. Stewart of Offerpad, LLC., Sole Member, a Delaware Limited Liability Company as sole member of Offerpad SPV Borrower G, LLC, a Delaware Limited Liability Company, Sole Member of OfferPad SPE Borrower A, LLC, the within-named bargainor, a Delaware limited liability company, and that such Michelle D. Stewart as such Auth. Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Auth. Signer.

Witness my hand and official seal, this the 5th day of December, 2022.

Michel Logan
Notary Public

My Commission Expires:

(SEAL)

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

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 **December 5, 2022**.

Date

Tonya Loftin
Affiant Signature

December 9, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of December, 2022.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2025

My Commission Expires: _____
Date

Notary's Seal (if on paper)