WARRANTY DEED

Karen Johnson Davidson County
Batch# 950951 DEEDWARR
12/13/2022 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,023.61
20221213-0129340

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2022.

Notary Public

MY 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 BILLS TO:	MAP-PARCEL NO.(S)
Christian J. Bell	Movement Mortgage, LLC	Parcel ID: 108 16 0 238.00
(NAME) 201 Woodmaker Ct	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Indian Land, SC 29707	
(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 company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christian J. Bell, unmarried man**, 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. 110A, Zone Lot Division, Lots 105-112, Percy Priest Woods, Section IV, as of record in Book 6250, Page 843, amending Book 6250, Page 356-357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate legal description.

Being the same property conveyed to Sophia Lynn Smith, unmarried and Michael S. Smith and wife, Shannon Smith from Kerry E. Couch, Married by Warranty Deed dated November 16, 2018 and recorded on November 19, 2018 in Instrument No. 20181119-0113844, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability from Sophia Lynn Smith, an unmarried person and Michael S. Smith and wife, Shannon Smith by Warranty Deed dated August 29, 2022 and recorded on August 31, 2022 in Instrument No. 20220831-0098273, 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 201 Woodmaker Ct, Nashville, TN 37214

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 7 day of December 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: Rebecca Mc

Its: Rebecca McLean
Authorized Signer

STATE OF AZ

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca McLean, 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 7 day of December, 2022.

Notary Public

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

My Commission Expires: 6/26/2024

(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 **December 7, 2022**.

Date

Tonya Loftin
Affiant Signature

December 13, 2022
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 13th 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)