QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 954382 DEEDQC
12/22/2022 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20221222-0132014

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF December, 2022.

Notary Public

COMMISSION EXPIRES: 3.7.2023
(AFFIX SEAL)

STACY R. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-7-2023

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 Point, LLC., a Delaware limited liability company	Offerpad Point, LLC., a Delaware limited liability company	096 13 0 051.00
(Name) 2150 E. German Road , Suite 1 Chandler, AZ 85286	2150 E. German 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 Point, LLC., a Delaware limited liability company his/her/their heirs and assigns forever, all of his/her/their right, title and interest which said Grantor has in the following described real estate, situated in Davidson County, State of Tennessee, to wit

Land in Davidson County, Tennessee, being Lot No. 69, on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Martin M. Becker and wife, Karen Becker, by Warranty Deed from Jaime F. Martinez and wife, Sandra C. Martinez, of record in Instrument No. 20050216-0017816, in the Register's Office of Davidson County, Tennessee, dated February 11, 2005 and recorded on February 16, 2005.

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

2707 Nodyne Dr
Nashville, TN

IN WITNESS WHEREOF, the said OP SPE TPA1, LLC, A Delaware limited liability company has hereunto set his/her/their signature, on this, the 13th 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 authority, a Notary Public in and for said State and County Michelle D. 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 13th day of December, 2022.

Michel Logan
Notary Public

My Commission Expires: May 5, 2025

(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 12/13/2022.

Date

Tonya Loftin

Affiant Signature

December 22, 2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd 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)