Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: F-ELAM-22-348

Karen Johnson Davidson County
Batch# 958518 DEEDWARR
01/06/2023 09:41:32 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20230106-0001216

WARRANTY DEED

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 03-16-26
(AFFIX SEAL)

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)
Jackie Sharp, Jr.	Same as new owner	Parcel ID: 147 05 0 012.00
(NAME)	(NAME)	
348 Blackman Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **OP Gold, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jackie Sharp, Jr., unmarried,** 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, TN being Lot No. 551, on the Plan of Section Fourteen Caldwell Hall, as shown by Plat of record in Plat Book 3300, Page 77, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Stephanie Beasley and Michael Beasley, wife and husband from John Bartow and David Haskett, as tenants in common with expressed rights of survivorship by Warranty Deed dated November 05, 2013 and recorded on December 03, 2013 in Instrument No. 20131203-0123131, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company from Stephanie Beasley and Michael Shane Beasley, wife and husband by Warranty Deed dated April 28, 2022 and recorded on May 6, 2022 in Instrument No. 20220506-0052424, 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 348 Blackman Rd, Nashville, TN 37211

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 14th day of December, 2022

OP Gold, LLC, a Delaware Limited Liability Company
By: OP Gold Holdings, LLC, a Delaware Limited Liability Company, Sole Member
By: Offerpad Holdings, LLC., Sole Member

By: _____
Carrie Yost

Its: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carrie Yost, 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 the authorized OFFERPAD HOLDINGS, LLC, a Delaware limited liability company, Sole Member of OP GOLD HOLDINGS, LLC, a Delaware limited liability company, the Sole Member of OP GOLD, LLC, a Delaware limited liability company, the within-named bargainor, and that he/she 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 14 day of December, 2022.

_____
Notary Public

My Commission Expires: 6/26/2024

(SEAL)

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