Karen Johnson Davidson County
Batch# 966667 DEEDWARR
02/03/2023 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20230203-0008021

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF ~~JANUARY~~ February, 2023.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025
(AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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)
Bacilio Rigoberto Pablo Gutierrez and Aurelia Rosales Gutierrez	Tower Community Bank	Parcel ID: 182 12 0A 062.00
(NAME) 7304 Smokey Hill Rd	(NAME) 7271 Nolensville Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nolensville, TN 37135	
(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 SPE Borrower A, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bacilio Rigoberto Pablo Gutierrez and Aurelia Rosales Gutierrez, husband and wife**, 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. 261 on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument Number 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lovie J. Bassett, an unmarried person from Yazdian Construction Inc., a Tennessee Corporation by Warranty Deed dated September 22, 2004 and recorded on September 27, 2004 in Instrument No. 20040927-0116305, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad SPE Borrower A, LLC, a Delaware limited liability company from Lovie Jean Bassett, a single person by Warranty Deed dated November 14, 2022 and recorded on November 16, 2022 in Instrument No. 20221116-0122047, 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 7304 Smokey Hill Rd, Antioch, TN 37013

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 23rd day of January, 2023

OFFERPAD SPE Borrower A, LLC, a Delaware Limited Liability Company,
By: Offerpad SPE Borrower A Holdings, LLC, a Delaware Limited Liability Company, Sole Member
By: Offerpad, LLC., Sole Member, a Delaware Limited Liability Company

By: Michelle Lines

Its: Michelle Lines
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Lines, 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 Signer of Offerpad, LLC., Sole Member, a Delaware Limited Liability Company as sole member of Offerpad SPE Borrower A Holdings, 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 Lines, as such Authorized Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Authorized Signer.

Witness my hand and official seal, this the 23 day of January, 2023.

Notary Public

My Commission Expires: 4/13/26

(SEAL)

CORTNEY ALLEN
Notary Public - State of Arizona
PINAL COUNTY
Commission # 626597
Expires April 13, 2026

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/23/23 (date of document).

Jennifer Russell
Affiant Signature

2/2/23
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of February 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

