Karen Johnson Davidson County
Batch# 976110 DEEDWARR
03/02/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20230302-0015021

WARRANTY DEED

CHRISTINA WILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1 DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-2025
(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)
Tiffany Miller	Pinnacle Bank	Parcel ID: 06904010700
(NAME) 107 Haynes Park Ct	(NAME) 847 Conference Dr	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Goodlettsville, TN 37072	
(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 SPV Borrower G., LLC, a Delaware limited liability**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tiffany Miller,** a married woman, 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:

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.

Further being the same property conveyed to Offerpad SPV Borrower G., LLC, a Delaware limited liability from OP SPE TPA1, LLC, a Delaware limited liability company by Quitclaim Deed dated December 5, 2022 and recorded on December 9, 2022 in Instrument No. 20221209-0128373, 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 107 Haynes Park Ct, Nashville, TN 37218

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 14 day of February, 2023

Offerpad SPV Borrower G., LLC, a Delaware Limited Liability Company
By: Offerpad Holdings, LLC, Managing Member
By: Offerpad Solutions, Inc.

By: Rebecca McLean

Its: Rebecca McLean
Authorized Signer

STATE OF Arizona

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 Solution, Inc, a Delaware Limited Liability Company as sole member of Offerpad Holdings, LLC., a Delaware Limited Liability Company, Managing Member of Offerpad SPV Borrower G., 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 14 day of February, 2023.

Notary Public

My Commission Expires: 6/22/2024

(SEAL)

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

Tennessee Certification of Elctronic Document

I, Christina Wilbert, do herby make oath that I am a licensed attorney and/or the custodian of the origianl version of the elctronic 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 2/14/2023 (date of document).

Affiant Signature

2/1/2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of March, 2023.

KENDRA D. TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires Jan. 11, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/11/2026

NOTARY'S SEAL