REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 976154 DEEDQC
03/02/2023 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230302-0015078

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00.

Kathy Burris
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED ON THIS 1st DAY OF March, 2023.

SEAL

NOTARY PUBLIC

COMMISSION EXPIRES: 4/20/2027

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Offerpad Point, LLC
2150 E. Germann Road, Suite 1
Chandler, AZ 85286

NEW OWNER:
Offerpad Point, LLC
2150 E. Germann Road, Suite 1
Chandler, AZ 85286

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.

This indenture is made and entered into this 1st day of March, 2023 between OFFERPAD SPE BORROWER A, LLC, a Delaware Limited Liability Company (hereinafter referred to as "GRANTOR") and OFFERPAD POINT, LLC, a Delaware Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Idlewild Court Subdivision, Section 1 as of record in Plat Book 6250, Page 371, 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 Offerpad SPE Borrower A, LLC, a Delaware limited liability company from Lisa K. Love by Warranty Deed dated December 8, 2022 and recorded on December 12, 2022 in Instrument No. 202221212-0128874, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 052 05 0A 243.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1132 Idlewild Court, Nashville, TN 37115.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

OFFERPAD SPE BORROWER A, LLC,
a Delaware Limited Liability Company
By: OP SPE BORROWER PARENT LLC,
a Delaware Limited Liability Company, Sole Member
By: OP SPE HOLDCO, LLC,
a Delaware Limited Liability Company, Managing Member

By: Michelle D. Stewart
Its: Michelle D. Stewart, Authorized Signer

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Michelle D. Stewart, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the Authorized Signer of OP SPE HOLDCO, LLC, a Delaware Limited Liability Company, as Managing Member of OP SPE BORROWER PARENT LLC, a Delaware Limited Liability Company, as Sole Member of OFFERPAD SPE BORROWER A, LLC, a Delaware Limited Liability Company, and that such Authorized Signer, as such Authorized Signer, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as Authorized Signer.

Witness my hand and seal at office in the aforesaid state and county this 28th day of February, 2023.

SEAL

MICHEL LOGAN
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 600361
Expires May 5, 2025

Michel Logan
NOTARY PUBLIC
COMMISSION EXPIRES: May 5, 2025

Certificate of Authenticity

I, Jameika Jones, 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 3/1/2023.

Date

Jameika Jones
Affiant Signature

03/02/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2nd day of March, 20 23.

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)