Karen Johnson Davidson County
Batch# 978039 DEEDWARR
03/07/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $987.90
20230307-0016438

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2023.

Stacy R. Jacobs
Notary Public

MY 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 BILLS TO:	MAP-PARCEL NO.(S)
Lourdes G Zuniga Salas	Lourdes G Zuniga Salas	Parcel ID: 052 05 0A 243.00
(NAME) 1132 Idlewild Ct	(NAME) 1132 Idlewild Ct	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(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 Point, LLC., a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lourdes G Zuniga Salas, an unmarried 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:

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 Lisa K. Love from Dorsey D. Rogers and wife, Catherine L. Rogers by Warranty Deed dated February 18, 2004 and recorded on February 23, 2004 in Instrument No. 20040223-0020200, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad Point, LLC, a Delaware limited liability company from Offerpad SPE Borrower A, LLC, a Delaware limited liability company, by Quit Claim Deed dated February 28, 2023, and recorded on March 2, 2023, in Instrument No. 20230302-0015078, 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 1132 Idlewild Ct, Madison, TN 37115

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 3rd day of March, 2023

Offerpad Point, LLC., a Delaware Limited Liability Company

By: Offerpad Holdings, LLC, Managing Member

By: Offerpad Solutions, Inc.

By: Michelle D. Stewart

Michelle D. Stewart

Its: Authorized Signor

STATE OF Arizona

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle D. Stewart, 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 an Authorized Signer of Offerpad Solutions., a Delaware Limited Liability Company as sole member of Offerpad Holdings, LLC., a Delaware Limited Liability Company, Managing Member of Offerpad Point, LLC, the within-named bargainor, a Delaware limited liability company, and that such Authorized Signer, 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 3rd day of March, 2023.

Kelsey Cole

Notary Public

My Commission Expires: 9/14/2023

(SEAL)

KELSEY DANIELLE COLE
Notary Public - Arizona
Maricopa County
Commission # 571246
My Comm. Expires Sep 14, 2023

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

March 3, 2023

Date

Tonya Loftin

Affiant Signature

March 7, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th 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)