REGISTER'S USE ONLY:	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.
Karen Johnson Davidson County Batch# 978263 DEEDQC 03/08/2023 01:02:30 PM 3 pgs Fees: $17.00 Taxes: $0.00 20230308-0016749	Stacy Jacobs AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED THIS 6th DAY OF March 2023. SEAL Kathryn S. Davis NOTARY PUBLIC 11/29/2026 COMMISSION EXPIRES: 11/29/26

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	NEW OWNER:
Foundation Title & Escrow Commercial Services Division 277 Mallory Station Rd., Suite 102 Franklin, TN 37067	Offerpad (SPV Borrower 1), LLC 2150 E. Germann Road, Suite 1 Chandler, AZ 85286	Offerpad (SPV Borrower 1), 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 6th day of March, 2023 between OP SPE TPA1, LLC, a Delaware Limited Liability Company (hereinafter referred to as "GRANTOR") and OFFERPAD (SPV BORROWER 1), 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. 33 on the Plan of Roundwood Forest of record in Book 6250, Page 548, and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Mitchell Davis and wife, Roena K. Davis from John T. Masten and wife, Jeanie L. Masten and Robert Vanatta and wife, Kay Vanatta by Warranty Deed dated August 3, 1987 and recorded on August 5, 1987 in Book 7317, Page 223, Register's Office for Davidson County, Tennessee. David Mitchell Davis predeceased Roena K. Davis leaving her the sole owner by survivorship.

Being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Roena K. Davis by Warranty Deed dated January 30, 2023 and recorded on January 31, 2023 in Instrument No. 20230131-0007166, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 150 10 0 152.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3120 Roundwood Forest Lane, Antioch, TN 37013.

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.

OP SPE TPA1, 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 OP SPE TPA1, 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 6th day of March, 2023.

SEAL

Kelsey Cole
NOTARY PUBLIC
COMMISSION EXPIRES: 9/14/2023

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 3/6/2023.

Date

Tonya Loftin
Affiant Signature

March 8, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th 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)