Karen Johnson Davidson County
Batch# 979070 DEEDWARR
03/09/2023 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20230309-0017179

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2023.

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 8-20-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brent M Delahunty and Amber Tummins	JP Morgan Chase Bank	Parcel ID: 141 05 0A 198.00
(NAME)	(NAME)	
1284 Scarcroft Lane	PO Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Phoenix, AZ 85062	
(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, **Miranda Rose Lessard and Bailey Jo Carter, now a married couple**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brent M Delahunty and Amber Tummins a married couple**, 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:

Being Lot No. 198 on the Plan of Avondale Park Phase 2, Section 1 as shown on the plan of record in Instrument No. 20110208-0011105 Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Madelyn Joy Gregath, unmarried, as to an undivided 99% interest (the "Individual Interest") and John T. Gregath and wife, L. Kay Gregath, as to an undivided 1% interest (the "Entirety Interest"), the said Individual Interest and the Entirety Interest, as they relate to each other being held as joint tenants with right of survivorship, By Warranty Deed from Matthew Curtis and Julie A. Curtis, husband and wife dated June 16, 2015 recorded June 18, 2015, of record as Instrument No. 20150618-0058101 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Offerpad SPE Borrower A, LLC, a Delaware limited liability company, By Warranty Deed from Madelyn Joy Gregath and John T. Gregath and wife, L. Kay Gregath dated October 14, 2021 recorded October 20, 2021, of record as Instrument No. 20211020-0140534 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Miranda Rose Lessard, an unmarried woman and Bailey Jo Carter, an unmarried woman, individually from Offerpad SPE Borrower A, LLC, a Delaware limited liability company by Warranty Deed dated January 24, 2022 and recorded on February 28, 2022 in Instrument No. 20220228-0022310, 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 1284 Scarcroft Lane, Nashville, TN 37221

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 9th day of MARCH, 2023

Miranda Rose Lessard

Bailey Jo Carter

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Miranda Rose Lessard and Bailey Jo Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of March, 2023.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

True Copy Certification

I, **Diane March,** 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 this the 9th day of March, 2023.

Affiant Signature
Date 03/09/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON