WARRANTY DEED

Karen Johnson Davidson County
Batch# 979241 DEEDWARR
03/10/2023 10:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20230310-0017412

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-17-24
(AFFIX SEAL)

ASHLEY W. MORGAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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)
Michael Wojtaszczyk and Victoria Clinch	Acopia, LLC	Parcel ID: 041 00 0 016.00
(NAME) 1278 Old Hickory Blvd	(NAME) 306 Northcreek Boulevard, Suite 100	
(ADDRESS) Nashville, TN 37207	(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 Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Wojtaszczyk and Victoria Clinch, husband and wife**, 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 the 10th Civil District of Davidson County, Tennessee, being a part of Lot No. 5 on the Map showing the Subdivision of the lands of Mary Kyle Dale, et al, of record in Book 547, Pages 67 and 71, Register's Office for said County, described as follows:

Beginning in the North margin of Old Hickory Boulevard, 178 feet West of Brown Jones' corner (Book 1079, Page 462); thence Westerly with a curve, radius 2,322 feet 90 feet; thence North 39 52' East 200 feet; thence with a curve, Easterly 97.9 feet; thence South 42 08' West 200 feet to the beginning.

Note: For informational purposes only: prior deed references subject property to contain 0.40 acres, more or less.

Being the same property conveyed to Henry D. Bean and wife, Retter B. Bean from Wesley M. Baxter and wife, Betty S. Baxter by Deed dated August 11, 1993 and recorded on August 13, 1993 in Book 9046, Page 471, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Retter Bell Bean from Final Decree of Divorce entered on October 3, 2012, in a divorce proceeding styled Retter Bell Bean v. Henry Duane Bean, Davidson County Circuit Court No. 11D-2530, Henry Duane Bean by Quitclaim Deed dated November 16, 2012 and recorded on November 29, 2012 recorded in Instrument No. 20121129-0109693, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Retter Bell Bean, unmarried by Warranty Deed dated April 29, 2022 and recorded on May 11, 2022 in Instrument No. 20220511-0053782, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad SPV Borrower G, LLC, a Delaware limited liability company from OP SPE TPA1, LLC, a Delaware limited liability company by Quitclaim Deed dated December 6, 2022 and recorded on December 8, 2022 in Instrument No. 20221208-0128107, 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 1278 Old Hickory Blvd, Nashville, TN 37207

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: 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 McKeon, 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: 6/26/2024

(SEAL)

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

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

February 14, 2023.

Date

Jameika Jones

Affiant Signature

03/10/2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of March, 20 23.

Notary's Signature

My Commission Expires: _____

Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)