REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 980421 DEEDQC
03/14/2023 12:18:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230314-0018453

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.

Stacy Jacobs
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 10th DAY OF March 2023.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES: 1/12/26

CARRIE BORDEN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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 10th day of March, 2023 between OP GOLD, 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. 83 on the Plan of Crest Meade Section II, as of record in Book 2331, page 151, amended in Instrument No. 20140801-0068848, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Clematis Drive, the same being the common corner of Lots 83 and 84; thence southwardly with the dividing line between said lots, 211.8 feet to a monument; thence westwardly with the dividing line between Lots 83 and 94; 132.9 feet to a point in the easterly margin of Alfred Drive; thence with the easterly margin of Alfred Drive, 152.1 feet to a monument and continuing 42.3 feet to a monument; thence around a curve to the right 42.7 feet to a monument in the southerly margin of Clematis Drive; thence with the southerly margin of Clematis Drive eastwardly 128.8 feet

to a monument and continuing 25 feet to a monument and continuing 45.4 feet to the point of beginning.

Being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company, from Michael W. Romeo and wife, Shirley A. Romeo by Warranty Deed dated June 3, 2022 and recorded on June 13, 2022 in Instrument No. 20220613-0066716, Register's Office for Davidson County, Tennessee.

TAX PARCEL # 10214004800

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1220 Alfred Drive, Nashville, TN 37205.

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 GOLD, 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 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 GOLD, 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 10th day of March, 2023.

SEAL

Notary Public State of Arizona
Maricopa County
Kaly Gorecki
My Commission Expires 11/03/2025
Commission Number 616578

Kaly Gorecki
NOTARY PUBLIC
COMMISSION EXPIRES: 11/03/25

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 10, 2023
Date

Tonya Loftin
Affiant Signature

March 14, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of March, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)