WARRANTY DEED

Karen Johnson Davidson County
Batch# 989270 DEEDWARR
04/06/2023 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20230406-0025303

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/24/26
(AFFIX SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-24-2026
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)
Josh Bonanno and John Bonanno, Jr.	Movement Mortgage, LLC	Parcel ID: 043-06-0-170.00
(NAME) 509 Fedders Dr	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Indian Land, SC 29707	
(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 SPE Borrower A, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Josh Bonanno, an unmarried man, and John Bonanno, Jr., a married man**, 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. 26 on the Plan of Madison Park, Section 3, of record in Plat Book 3500, page 104, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian Collins, an unmarried man from Richard Block, a married man by Warranty Deed dated March 28, 2014 and recorded on March 31, 2014 in Instrument No. 20140331-0026138, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad SPE Borrower A, LLC, a Delaware Limited Liability Company from Brian Collins, a married man by Warranty Deed dated December 27, 2022 and recorded on December 30, 2022 in Instrument No. 20221230-0134019, 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 509 Fedders Dr, Madison, TN 37155

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 21 day of March, 2023

OFFERPAD SPE Borrower A, LLC, a Delaware Limited Liability Company,
By: Offerpad SPE Borrower A Holdings, LLC, a Delaware Limited Liability Company, Sole Member
By: Offerpad, LLC., Sole Member, a Delaware Limited Liability Company

By: Rebecca McLean

Its: Rebecca McLean
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 Mclean, 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, LLC., Sole Member, a Delaware Limited Liability Company as sole member of Offerpad SPE Borrower A Holdings, LLC, a Delaware Limited Liability Company, Sole Member of OfferPad SPE Borrower A, 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 21 day of March, 2023.

Notary Public

My Commission Expires: 4/26/2024

(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 3/21/2023.

Date

Jameika Jones
Affiant Signature

04/06/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6th day of April, 2023.

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)