WARRANTY DEED

Karen Johnson Davidson County
Batch# 991838 DEEDWARR
04/13/2023 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230413-0027261

STATE OF tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Julie Carmen Obregon and Adolfo Javier Obregon	Legacy Home Loans, LLC DBA Steadfast Mortgage	Parcel ID: 102 14 0 048.00
(NAME) 1220 Alfred Drive	(NAME) 1036 Stearman Drive, Suite 6	
(ADDRESS) Nashville, TN 37205	(ADDRESS) White House, TN 37188	
(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 Point, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julie Carmen Obregon and Adolfo Javier Obregon, wife and husband**, 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. 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 Michael W. Romeo and wife, Shirley A. Romeo from George William Ward, Jr., married by Warranty Deed dated June 27, 2013 and recorded on July 9, 2013 in Instrument No.

20130709-0070733, Register's Office for Davidson County, Tennessee.

Further 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.

Further being the same property conveyed to Offerpad Point, LLC, a Delaware Limited Liability Company from OP Gold, LLC, a Delaware Limited Liability Company by Quitclaim Deed dated March 10, 2023 and recorded on March 14, 2023 Instrument No. 20230314-0018453, 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 1220 Alfred Drive, Nashville, TN 37205

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 28 day of March, 2023

Offerpad Point, LLC., a Delaware Limited Liability Company
By: Offerpad Holdings, LLC, Managing Member
By: Offerpad Solutions, Inc.

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 Solutions., a Delaware Limited Liability Company as sole member of Offerpad Holdings, LLC., a Delaware Limited Liability Company, Managing Member of Offerpad Point, 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 28 day of March, 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 3/28/2023.

Date

Jameika Jones
Affiant Signature

04/13/2023
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13th day of April, 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)