Karen Johnson Davidson County
Batch# 994553 DEEDWARR
04/20/2023 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20230420-0029185

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,900.00.

Samwail
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/24/2026
(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) |
|---|---|---|
| Samwail Kalta and Sabah Wasef | Movement Mortgage, LLC, and/or the Secretary of Housing and Urban Development | Parcel ID: 120-01-0-013.00 |
| (NAME) 812 Winthorne Ct | (NAME) 8024 Calvin Hall Road | |
| (ADDRESS) Nashville, TN 37217 | (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 Point, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samwail Kalta and Sabah Wasef, 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 Davidson County, Tennessee, being Lot No. 304 on the plan of Glengarry Park, Section III, as of record in Book 2900, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 begins at a point in the southwesterly margin of Winthorne Drive between Lots Nos. 303 and 304; thence southeasterly 105.0 feet with the line between said Lots Nos. 303 and 304 to a concrete monument in the common corner of Lots Nos. 303, 304 and 305; thence southeasterly with the line between Lots Nos. 304 and 305, 121.6 feet to a point in the northwesterly margin of Winthorne Court; thence with said margin of Winthorne Court, northeasterly 143.1 feet to a point the beginning of a curve; thence northwesterly around said curve 391.3 feet to a point in the southwesterly margin of Winthorne Drive; thence with the said margin of Winthorne Drive, Northwesterly 110.0 feet to the point of beginning.

Being the same property conveyed to James F. Bradford and wife, Marguerite M. Bradford from Atlas Construction Company, a Tennessee Corporation by Warranty Deed dated September 13, 1960 and recorded on September 15, 1960 in Book 3131, Page 45, Register's Office for Davidson County, Tennessee.

Said James F. Bradford became deceased, vesting Marguerite M. Bradford as surviving tenant.

Further being the same property conveyed to Marguerite M. Bradford and Jamie Spicer, as tenants in common with right of survivorship, reserving a life estate in Marguerite M. Bradford from Marguerite M. Bradford by Quitclaim Deed dated April 29, 1997 and recorded on May 1, 1997 in Book 10438, Page 281, Register's Office for Davidson County, Tennessee. The said Marguerite M. Bradford having since died on February 11, 2010.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware limited liability company from Jamie Spicer, married by Warranty Deed dated June 1, 2022 and recorded June 2, 2022 in Instrument No. 20220602-0063738, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad Point LLC, a Delaware Limited Liability Company from OP SPE TPA1, LLC, a Delaware Limited Liability Company by Quitclaim Deed dated December 5, 2022 and recorded December 7, 2022 in Instrument No. 20221207-0127620, 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 812 Winthorne Ct, Nashville, TN 37217

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

04/20/2023
Date

State of Tennessee
County of Rutherford

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

Notary's Signature

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

My Commission Expires: _____
Date

Notary's Seal (if on paper)