Karen Johnson Davidson County
Batch# 1000596 DEEDWARR
05/08/2023 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230508-0034201

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 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)
Michael Welsh and Jessica Howes	New American Funding, LLC,	Parcel ID: 150 10 0 152.00
(NAME)	(NAME)	
3120 Roundwood Forest Ln	14511 Myford Rd. #100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tustin, CA 92780	
(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 1), LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Welsh, unmarried man, and Jessica Howes, an umarried woman, as joint tenants with right of survivorship,** 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. 33 on the Plan of Roundwood Forest of record in Book 6250, Page 548, and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David Mitchell Davis and wife, Roena K. Davis from John T. Masten and wife, Jeanie L. Masten and Robert Vanatta and wife, Kay Vanatta by Warranty Deed dated August 3, 1987 and recorded on August 5, 1987 in Book 7317, Page 223, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OP SPE TPA1, LLC, a Delaware Limited Liability Company from Roena K. Davis, a widow by Warranty Deed dated January 30, 2023 and recorded on January 31, 2023 in Instrument No. 20230131-0007166, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to OfferPad (SPV Borrower 1), LLC, a Delaware Limited Liability Company from OP SPE TPA1, LLC, a Delaware Limited Liability Company by Quitclaim Deed dated March 6,

2023 and recorded on March 8, 2023 in Instrument No. 20230308-0016749, 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 3120 Roundwood Forest Ln , Antioch, TN 37013

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 April, 2023

OfferPad (SPVBorrower1), LLC, a Delaware Limited Liability Company
By: OfferPad, LLC, an Arizona Limited Liability Company
By: Offerpad, LLC., a Delaware Corporation, as sole member

By: Rebecca M Lee

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 Auth Signer of Offerpad, LLC., a Delaware Corporation, as sole member of OfferPad, LLC, an Arizona Limited Liability Company as sole member of OfferPad (SPVBorrower1), LLC, the within-named bargainor, a Delaware limited liability company, and that such She, as such Auth Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as ~~offerpad~~ Auth Signer
Cla.

Witness my hand and official seal, this the 21st day of April, 2023.

Christina Marie Glendon
Notary Public

My Commission Expires: 12/31/2025

(SEAL)

CHRISTINA MARIE GLENDON
Notary Public, State of Arizona
Pinal County
Commission # 622787
My Commission Expires
December 31, 2025

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 4/21/2023.

Date

Tonya Loftin
Affiant Signature

May 8, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 8th day of May, 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)