WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-17-24
(AFFIX SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 1001569 DEEDWARR
05/10/2023 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20230510-0034809

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)
Skylar Lambert and John McClendon	Ameris Bank	Parcel ID: 059 08 0A 524.00
(NAME) 105 McCarthy Park Ln	(NAME) 1800 Parkway Place, Ste. 820	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Marietta, GA 30067	
(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 **Skylar Lambert, a single woman John McClendon, a single man, 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 524, as shown on the map entitled Second Revision For Final Plat The Park Preserve, (a Cluster Lot Subdivision), of record as Instrument No. 20101021-0084154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal Greer from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation by Special Warranty Deed dated April 28, 2011 and recorded on April 29, 2011 in Instrument No. 20110429-0032993, 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 Crystal Greer, a single person by Warranty Deed dated February 10, 2023 and recorded on February 13, 2023 in Instrument No. 20230213-0010293, 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 105 McCarthy Park Ln, Nashville, TN 37207

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 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 Auth Signer 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 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 Auth Signer.

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 10, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 10th day of May, 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)