WARRANTY DEED

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/11/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1018260 DEEDWARR
06/23/2023 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230623-0047839

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)
Patience Adebajo	OfferPad Mortgage, LLC	Parcel ID: 151 09 0B 026.00
(NAME)	(NAME)	
5244 Sunsail Dr	2150E Germann Rd Ste 1	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chandler, AZ 85286	
(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 **Patience Adebajo, a married woman**, 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 Plat of Phase 1-A, Revision One, Lakeside Cove at Percy Priest, of record in Instrument No. 200412020143540, a revision of Instrument # 200410200126312, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Donald Goller and wife, Megan Goller from Centex Homes, a Nevada General Partnership by Warranty Deed dated July 25, 2005 and recorded on August 5, 2005 in Instrument No. 20050805-0092619, 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 Donald Goller and wife, Megan Goller by Warranty Deed dated April 25, 2023 and recorded on April 27, 2023 in Instrument No. 20230427-0031025, 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 5244 Sunsail Dr, 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 30 day of May, 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: _____

Its: Carrie Yost
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carrie Yost, 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 of office, this 30 day of May, 2023.

_____
Notary Public

My Commission Expires: 01/11/2024

(SEAL)

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

Certificate of Authenticity

I, Joshua A. Terry, 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 5/30/23.

Affiant Signature – Joshua A. Terry

6/20/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/20/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON