WARRANTY DEED

Karen Johnson Davidson County
Batch# 1028475 DEEDWARR
07/19/2023 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,579.90
20230719-0055747

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $427,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 2/24/26
(AFFIX SEAL)

ANDRA 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)
Samuel T Edeti and Mestawet T Abebe	Offerpad Mortgage, LLC	Parcel ID: 173 04 0A 123.00
(NAME)	(NAME)	
5129 W Oak Highland Dr	2150 E Germann Rd, Suite 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 Point, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samuel T Edeti, a single person and Mestawet T Abebe, a single person**, 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot 123, Oak Highlands, Phase 1, as shown on plat of record in Plat Book 6900, Pages 432-435, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sun Eun Lee, married by Warranty Deed from Arch Kennedy, a single man, dated October 23, 2012 and recorded on October 30, 2012 in Instrument No. 20121030-0099444, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to OP Gold, LLC, a Delaware Limited Liability Company by Warranty Deed from Sun Eun Lee, a married person, dated October 31, 2022 and recorded on November 4, 2022 in Instrument No. 20221104-0119131, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Offerpad Point, LLC, a Delaware Limited Liability Company by Quitclaim Deed from OP Gold, LLC, a Delaware Limited Liability Company, dated March 22, 2023 and recorded on March 24, 2023 in Instrument No. 20230324-0021598, 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 5129 W Oak Highland 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 11 day of July, 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 of office, this 11 day of July, 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, 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 7/11/2023.

Date

Tonya Loftin

Affiant Signature

July 19, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19th day of July, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2025

My Commission Expires: _____

Date

Notary's Seal (if on paper)