WARRANTY DEED

Karen Johnson Davidson County
Batch# 1030041 DEEDWARR
07/24/2023 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20230724-0056909

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 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)
Domynique N Kloss	Mortgage Investors Group	Parcel ID: 162-09-0B-007.00-CO and
(NAME) 5601 Country Dr Unit 209	(NAME) 8320 Walker Springs Lane, Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN 37923	
(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 **Domynique N Kloss, 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 Unit 209, Building 17, Hickory Valley Condominiums, Phase 3, 4th Revision, as shown on plat of record in Plat Book 5200, Page 131, as established under Master Deed of Record in Book 4918, Page 116, amended in Book 4958, Page 346, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Together with the easements, restrictive covenants, conditions and regulations imposed upon and relating to the Units in Hickory Valley Condominiums Horizontal Property Regime including all interests in and to the Common Elements contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

And together with the limited common elements contained in the above-referenced Master Deed as well as the By-Laws appended thereto, along with all applicable amendments, which are incorporated herein.

Being the same property conveyed to James Wallace Timmons, unmarried from S. A. Krutsinger, unmarried by

Warranty Deed dated November 5, 2007 and recorded on November 8, 2007 in Instrument No. 20071108-0131799, 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 James Wallace Timmons, an unmarried man by Warranty Deed dated March 22, 2023 and recorded on March 24, 2023 in Instrument No. 20230324-0021569, 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 5601 Country Dr Unit 209, Nashville, TN 37211

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 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 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 11 day of July, 2023.

Notary Public

My Commission Expires: 01/01/2024 (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

July 11, 2023

Date

Tonya Loftin

Affiant Signature

July 24, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of July, 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)