WARRANTY DEED

Karen Johnson Davidson County
Batch# 1036611 DEEDWARR
08/09/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20230809-0061775

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $346,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Yamasa Co., LTD., A Japanese Corporation	Yamasa Co., LTD., A Japanese Corporation	Parcel ID: 176 01 0 012.00
(NAME) PO Box 4090	(NAME) PO Box 4090	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(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 (SPVBorrower1), LLC, a Delaware limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yamasa Co., LTD., A Japanese Corporation**, 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. 98 on the Plan of Hickory Woods Estates Section A of record in Plat Book 6900, Page 511, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Elmer D. Brooks and wife Dorothy J. Brooks from W. L. Bainbridge, Inc. by Warranty Deed dated November 19, 1998 and recorded on December 1, 1998 in Book 11226, Page 411, Register's Office for Davidson County, Tennessee. The said Dorothy J. Brooks having since died on or about April 17, 2023, leaving Elmer D. Brooks as the surviving tenant by the entirety.

Further being the same property conveyed to OfferPad (SPVBorrower1), LLC, a Delaware limited liability company, by Elmer D. Brooks, a widow, dated July 31, 2023 and recorded August 3, 2023 in Instrument No. 20230803-0060133, in the 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 3868 Round Rock 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 4th day of August, 2023

OfferPad (SPVBorrower1), LLC, a Delaware Limited Liability
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: Michelle Lines

Its: Michelle Lines
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michelle Lines, 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 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 Michelle Lines, as such Authorized Signer, executed the foregoing instrument for the purposes and considerations therein contained, by personally signing the name of the limited liability company as Authorized Signer.

WITNESS my hand and official seal of office, this 4 day of August, 2023.

Notary Public

My Commission Expires: April 03, 2027

(SEAL)

MELINDA KINGMIXAY
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 647387
Expires April 03, 2027

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

_____.

Date

Tonya Loftin

Affiant Signature

August 9, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of August 2023.

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)