WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042421 DEEDWARR
08/24/2023 01:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,304.25
20230824-0066340

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: 02-24-2026
(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)
Offerpad SPE Borrower A, LLC	Offerpad SPE Borrower A, LLC	Parcel ID: 150 11 0 290.00
(NAME)	(NAME)	
2150 E. Germann Road	2150 E. Germann Road, Suite 1	
(ADDRESS)	(ADDRESS)	
Chandler, AZ 85286	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, **Victoria Lynn Radford and Elizabeth Barfield and Mikel Kohen, sole heirs to Estate of Robert N. Lambert** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Offerpad SPE Borrower A, LLC, a Delaware Limited Liability Company**, 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. 27, on the Plan of Belle Oaks Subdivision, Phase 1, of record in Plat Book 6900, Page 768, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Robert N. Lambert and wife, Karen S. Lambert from Thomas R. Pate by Warranty Deed dated November 2, 2004 and recorded on February 2, 2005 in Instrument No. 20050202-0012074, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Robert N. Lambert from Karen S. Lambert by Quitclaim Deed dated April 25, 2000 and recorded on May 2, 2000 in Instrument No. 20000502-0043460, Register's Office for Davidson County, Tennessee. Robert N. Lambert aka Robert Newton Lambert died intestate on September 12, 2014 leaving William Vernon Lambert, Victoria Lynn Radford, Elizabeth Barfield and Mikel Kohen as his sole surviving heirs at law. See Docket No. 22P1819 in the Probate Court for Davidson County, Tennessee. See also Affidavit of

Heirship and Disclaimer of Interest file in Instrument No. 202308240066337, 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 5928 Belle Oaks Pl, 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 14th day of August, 2023

Victoria Lynn Radford

Victoria Lynn Radford,
Individually and as Administrator of the
Estate of Robert N. Lambert
aka Robert Newton Lambert

Elizabeth Barfield by Victoria Lynn Radford as attorney-in-fact

Elizabeth Barfield
BY: Victoria Lynn Radford, as attorney-in-fact

Mikel Kohen by Victoria Lynn Radford as attorney-in-fact

Mikel Kohen
BY: Victoria Lynn Radford, as attorney-in-fact

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Victoria Lynn Radford ~~and Elizabeth Barfield and Mikel Kohen,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of August, 2023.

Notary Public

My Commission Expires:

(SEAL)

AUDRA C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-24-2026
RUTHERFORD COUNTY

* individually and as Administrator Of the Estate of Robert N. Lambert aka Robert Newton Lambert. and Elizabeth Barfield by Victoria Lynn Radford, as attorney in fact and Mikel Kohen by Victoria Lynn Radford, as attorney in fact.

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 8/14/2023.

Date

Tonya Loftin
Affiant Signature

August 22, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of August, 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)