WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042895 DEEDWARR
08/25/2023 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $950.90
20230825-0066644

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH 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 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: 163 04 0A 538.00
(NAME)	(NAME)	
2150 E. Germann Road Suite 1	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, **Haytham K. Ibrahim and Najwa S. Ibrahim, husband and wife**, 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 Unit 538, Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Haytham K Ibrahim and Najwa Serhan Ayyad, husband and wife from Channa Patrick, a married woman by Warranty Deed dated March 26, 2015 and recorded on April 2, 2015 in Instrument No. 20150402-0028996, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mohammad H Ibrahim, fifty five percent interest (55%) and Maha H Ibrahim, forty-five percent interest (45%) from Haytham K Ibrahim and wife, Najwa Serhan Ibrahim f.k.a Najwa Serhan Ayyad by Quitclaim Deed dated November 18, 2016 and recorded on December 27, 2016 in Instrument No. 20161227-0135078, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Haytham K Ibrahim from Mohammad H Ibrahim, fifty five percent interest (55%) and Maha H Ibrahim, forty-five percent interest (45%) by Quitclaim Deed dated June 29, 2023 and recorded on July 3, 2023 in Instrument No. 20230703-0050528, 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 3001 Hamilton Church Rd, #538, 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 24th day of August, 2023

Haytham K. Ibrahim

Najwa S. Ibrahim

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Haytham K. Ibrahim and Najwa S. Ibrahim, husband and wife, 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 24th 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

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 8/24/2023.

Date

Tonya Loftin
Affiant Signature

August 25, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th 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)