Karen Johnson Davidson County
Batch# 1046289 DEEDWARR
09/05/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $954.60
20230905-0069419

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2023.

Stacy R. Jacobs
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)
Offerpad SPE Borrower A, LLC	Offerpad SPE Borrower A, LLC	Parcel ID: 148 15 0 221.00
(NAME) 2150 E. Germann Road, Suite 1	(NAME) 2150 E. Germann Road, Suite 1	
(ADDRESS) Chandler, AZ 85286	(ADDRESS) 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, **Hossein Esmaeilpourarabi**, 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 Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County.

Said Lot No. 27 fronts 63.46 feet on the easterly margin of the cul-de-sac at the terminus of Dovewood Court and extends back 118.30 feet on the northerly line and 120.16 feet on the southwesterly line to a dead line in the rear, measuring 103.91 feet thereon.

Being the same property conveyed to Hormoz Esmaeilpour, Unmarried from Beverly A. Turner, Unmarried by Warranty Deed dated March 18, 2009 and recorded on March 20, 2009 in Instrument No. 20090320-0025013, Register's Office for Davidson County, Tennessee. The said Hormoz Esmaeilpour having since died intestate on May 27, 2023 whereby his son, Hossein Esmaeilpourarabi, as his sole heir at law, became the sole owner. See Affidavit of Heirship recorded August 1, 2023 in Instrument No. 20230801-0059343 and Instrument No. 20230801-0059344, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

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 216 Dovewood Ct, 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 14th day of August, 2023.

Hossein Esmaeilpourarabi

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Hossein Esmaeilpourarabi, 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.

Stacy R. Jacobs
Notary Public

My Commission Expires: 3/9/2027

(SEAL)

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

September 5, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 5th day of September, 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)