Karen Johnson Davidson County
Batch# 1048098 DEEDWARR
09/11/2023 08:48:30 AM 5 pgs
Fees: $28.00 Taxes: $1,442.63
20230911-0070848

WARRANTY DEED

MAIL RECORDED DEED TO:

PETER PAUL GALUS
2430 Nouakchott Place
DULLES, VA 20189

OWNER (SEND TAX BILLS TO):

PETER PAUL GALUS
2430 Nouakchott Place
DULLES, VA 20189

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars ($389,900.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OFFERPAD SPE BORROWER A, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 2150 E. Germann Rd Chandler Suite 1, Chandler, AZ 85286, hereby sells, transfers and conveys to PETER PAUL GALUS, a married man (herein, "Grantee"), whose address is 2430 Nouakchott Place, Dulles, VA 20189, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 5812 Murphywood Xing, Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever.

PIN NO: 164 13 0 062.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 28th day of August, 2023.

GRANTOR:

Offerpad SPE Borrower A, LLC, a Delaware limited liability company

By: Stacey Jones
Printed Name: Stacey Jones
Title: Authorized Signer

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, STACEY JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the AUTH. SIGNER of Offerpad SPE Borrower A, LLC, a Delaware limited liability company, and that the foregoing instrument was executed on behalf of said limited liability company pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 28 day of August, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 11.07.2024

CHAVARAS BENSON
Notary Public - Arizona
Maricopa County
Commission # 589973
My Comm. Expires Nov 7, 2024

OATH OF CONSIDERATION

STATE OF Florida
COUNTY OF Marion

The actual consideration or value, whichever is greater, for this transfer is $389,900.00.

Grantee:

Grantee signature: Peter Paul Galus

Peter Paul Galus

Subscribed and sworn to under oath before me, this 6th day of September, 2023 by Peter Paul Galus.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 01/27/2024

JOYCE E ROBINSON
Notary Public - State of Florida
Commission # GG 945370
Expires on January 27, 2024

Notarized online using audio-video communication

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Lot No. 226, on the Plan of the First Revision, Asheford Crossing, Section Two, a Planned Unit Development, as of record in Plat Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which said Plan reference is hereby made for a more complete and accurate legal description thereof.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20230725-0057325 on July 25, 2023.

PIN NO: 164 13 0 062.00

STREET ADDRESS:

5812 Murphywood Xing, Antioch, TN 37013

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

23-083568 (SB)

TENNESSEE NOTARIAL CERTIFICATE

(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Shantel Davidson, 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 09/11/2023 (date of document).

Affiant Signature

Printed name: Shantel Davidson

Date: 09/11/2023

State of New York

County of New York

Sworn to and subscribed before me this 11 day of September, 2023.

Notary's Signature

KRISTIN BUKSA
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BU6044547
Qualified in Nassau County
Commission Expires July 10, 2026

MY COMMISSION EXPIRES: _____