Karen Johnson Davidson County
Batch# 1078686 DEEDWARR
12/05/2023 11:54:30 AM 5 pgs
Fees: $28.00 Taxes: $1,165.13
20231205-0093871

WARRANTY DEED

MAIL RECORDED DEED TO:

JUAN C. MIRANDA OCAMPO
216 DOVEWOOD COURT
NASHVILLE, TN 37211

OWNER (SEND TAX BILLS TO):

JUAN C. MIRANDA OCAMPO
216 DOVEWOOD COURT
NASHVILLE, TN 37211

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 Dollars ($314,900.00) 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., Ste. 1, Chandler, AZ 85268, hereby sells, transfers and conveys to JUAN C. MIRANDA OCAMPO, an unmarried man (herein, "Grantee"), whose address is 216 Dovewood Court, Nashville, TN 37211, 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: 216 Dovewood Court, Nashville, TN 37211

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: 148 15 0 221.00

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

WITNESS my hand and seal this 29 day of November, 2023.

GRANTOR:

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

By: Rebecca McLean
Printed Name: Rebecca McLean
Title: Authorized Signer

STATE OF AZ
COUNTY OF Maricopa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Rebecca McLean, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the authorized 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 29 day of Nov, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6/26/2024

OLIVIA CORDOVA
Notary Public - Arizona
Maricopa County
Commission # 583739
My Comm. Expires Jun 26, 2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $314,900.00.

Grantee:

Grantee signature:
Juan C. Miranda Ocampo
Juan C. Miranda Ocampo

Subscribed and sworn to under oath before me, this 1st day of Dec, 2023 by Juan C. Miranda Ocampo.

[Affix Notary Seal]

Karen R. Campbell
SIGNATURE OF NOTARY PUBLIC
My commission expires: Sept. 8, 2025



EXHIBIT 'A'

File No.: **494092 (BS)**

Property: **216 Dovewood Court, Nashville, TN 37211**

Land in Davidson County, Tennessee, Being Lot No. 27 on the plan of Section 6, Apache Hills, of record in Plat 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 Offerpad SPE Borrower A, LLC, a Delaware Limited Liability Company, by Warranty Deed from Hossein Esmaeilpourarabi, of record in Instrument No. 20230905-0069419, in the Register's Office of Davidson County, Tennessee, dated August 14, 2023 and recorded on September 5, 2023.

Being the same property conveyed to Hormoz Esmaeilpour, Unmarried, by Warranty Deed from Beverly A. Turner, Unmarried, of record in Instrument No. 20090320-0025013, in the Register's Office of Davidson County, Tennessee, dated March 18, 2009 and recorded on March 20, 2009. Said Hormoz Esmaeilpour died on May 27, 2023, intestate. See Affidavit of Heirship recorded in Instrument No. 20230801-0059343 and Instrument No. 20230801-0059344, in the Register's Office of Davidson County, Tennessee.

A.P.N. 148 15 0 221.00 and 148-15-0-221.00

Certificate of Authenticity

I, Melissa Blacknick, do hereby make this oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/1/2023 (date of Document)

Signature

Printed Name: Melissa Blacknick

Date: 12/4/2023

State of New York

County of New York

Personally appeared before me, Kristin Buksa A Notary Public for this County and State, Melissa Blacknick, who on 12/4/2023, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

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: July 10, 2026