Karen Johnson Davidson County
Batch# 1098244 DEEDWARR
02/06/2024 09:53:30 AM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20240206-0008220

WARRANTY DEED

MAIL RECORDED DEED TO:

RANDAL CARNELL LEWIS
ANGELA ROBERTA LEWIS
312 HIGHLAND HEIGHTS DRIVE
GOODLETTSVILLE, TN 37072

OWNER (SEND TAX BILLS TO):

RANDAL CARNELL LEWIS
ANGELA ROBERTA LEWIS
312 HIGHLAND HEIGHTS DRIVE
GOODLETTSVILLE, TN 37072

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($450,000.00) 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 85286, hereby sells, transfers and conveys to RANDAL CARNELL LEWIS and ANGELA ROBERTA LEWIS, husband and wife, (herein, "Grantee"), whose address is 312 Highland Heights Drive, Goodlettsville, TN 37072, 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: 312 Highland Heights Drive, Goodlettsville, TN 37072

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: 02515001800

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

WITNESS my hand and seal this 18 day of January, 2024

GRANTOR:

OFFERPAD SPE BORROWER A, LLC, a Delaware limited liability company

By: Rebecca McLean
Printed Name: Rebecca McLean
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, 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 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 18 day of January 2024.

[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

State of Tennessee

County of Montgomery

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn before me this 1st day of February, 2024.

Notary Public

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, Being Lot No. 7 on the Plan of Highland Heights Acres, of record in Plat Book 3700 at Page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

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, as Instrument No. 20231016-0080692 on October 16, 2023.

PIN NO: 02515001800

STREET ADDRESS:

312 Highland Heights Drive, Goodlettsville, TN 37072

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.

Certificate of Authenticity

I, Joshua A. Terry, 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 1/18/2024.

Affiant Signature – Joshua A. Terry

2/1/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/1/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27