RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
CHRISTOPHER PERRINE 115 ALLISON ANN PASS MADISON, TN 37115	CHRISTOPHER PERRINE 115 ALLISON ANN PASS MADISON, TN 37115

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SIXTY-SEVEN THOUSAND AND 00/100 Dollars ($267,000.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, OFFERPAD SPE BORROWER A, a Delaware Limited Liability Company (herein, "Grantor"), whose address is 2150 E. Germann Road, Suite 1, Chandler, AZ 85286, hereby sells, transfers and conveys to CHRISTOPHER PERRINE, a single man (herein, "Grantee"), whose address is 115 Allison Ann Pass, Madison, TN 37115, 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: 115 Allison Ann Pass, Madison, TN 37115

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: 043 10 0C 008.00

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

Karen Johnson Davidson County
Batch # 1116861 DEEDWARR
04/01/2024 10:43:58 AM 4 pgs
Fees: $23.00 Taxes: $980.50

20240401-0022243

WITNESS my hand and seal this 4 day of March, 2024

GRANTOR:

Offerpad SPE Borrower A, 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, 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 4 day of March, 2024.

[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 $265,000.00.

Grantee:

Grantee signature: _____
Christopher Perrine

Subscribed and sworn to under oath before me, this 28 day of March, 2024 by Christopher Perrine.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

[Affix Notary Seal]

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being Unit No. 8 on the Plan of Bixler Farms Townhomes, Phase 1, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Bixler Farms Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

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 #20230901-0068964 on September 1, 2023.

PIN NO: 043 10 0C 008.00

STREET ADDRESS:

115 Allison Ann Pass, Madison, TN 37115

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.