REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1378577 DEEDQC
02/10/2026 09:26:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260210-0009946

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 9th DAY OF February, 2026.

NOTARY PUBLIC
COMMISSION EXPIRES: 11-5-29

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/05/2029 SEAL MEGAN ROSS DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Michael Welsh
3120 Roundwood Forest Ln
Antioch, TN 37013

NEW OWNER:
Michael Welsh
3120 Roundwood Forest Ln
Antioch, TN 37013

QUIT CLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA) .

This indenture is made and entered into this 9th day of February 2026 ("EFFECTIVE DATE") between MICHAEL WELSH and JESSICA HOWES, (hereinafter referred to as "GRANTOR") and MICHAEL WELSH (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and quitclaim unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Roundwood Forest of record in Book 6250, Page 548, and 549, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Michael Welsh and Jessica Howes by Warranty Deed from OfferPad (SPV Borrower 1), LLC, a Delaware Limited Liability Company, dated April 21, 2023 and recorded May 8, 2023 in Instrument

Number 20230508-0034201, in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 150 10 0 152.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 3120 Roundwood Forest Lane, Antioch, Tennessee 37013. In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

[SIGNATURES ON FOLLOWING PAGES]

In Witness Whereof, Grantor has set its hand(s) the 9th day of February 2026.

Michael Welsh

Jessica Howes

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Michael Welsh and Jessica Howes, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 9th day of February, 2026.

SEAL

MEGAN ROSS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRES: 11-5-29

Certificate of Authenticity

I, Lacey Chumley, 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

February 9, 2026.

Date

Lacey Chumley

Affiant Signature

February 9, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of February, 2026

Stacy R Jacobs

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON