WARRANTY DEED

Karen Johnson Davidson County
Batch# 640220 DEEDWARR
05/19/2021 02:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,028.60
20210519-0068090

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Cobb
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/9/24

(AFFIX SEAL)

REBECCA CHESSER
Cobb County
My Commission Expires
November 9, 2024

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN, 37064-6200

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company	Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company	
(NAME) PO BOX 4090	(NAME) PO BOX 4090	151-10-0A-155.00-CO
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS) Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **R&R Renovations, Inc.**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Phase 2, Villages of Long Hunter P.U.D of record in Plat at Instrument No. 20020515-0059732, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to R&R Renovations, Inc. by Warranty deed from Matthew Jensen and Stephanie L. Jensen, husband and wife of record in Instrument No. 20210204-0016489 Register's Office for Davidson County, Tennessee, dated February 03, 2021 and recorded on February 04, 2021.

Being also known as 1700 Londonview Place, Antioch, TN 37013 A/K/A 7301 Ole Nottingham Drive, Antioch, Tennessee 37013.

Said property being the same property conveyed by from to , recorded , at Instrument No. , of the Real Property Records of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1700 London View Place, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 10th day of May, 2021.

R&R Renovations, Inc.

By: _____
Rochelle Reding, President

State of Tennessee
County of Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rochelle Reding with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the President of R&R Renovations, Inc. the within named bargainer, a corporation, and that, Rochelle Reding as such President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Rochelle Reding as such President.

Witness my hand and Official seal this 10th day of May, 2021.

_____
Notary Public:
My Commission Expires: 3.8.25

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

RETURN TO:
MILE HIGH BORROWER 1 (INCOME), LLC A DELAWARE LIMITED LIABILITY COMPANY
PO BOX 4090
SCOTTSDALE, AZ 85261

AFFIDAVIT OF VALUE

State of Georgia)

County of Gwinnett)

The actual consideration (or value, whichever is greater) for this transfer is $ 278,000.00

AFFIANT

Subscribed and sworn to before me, this 10th day of May , 2021 .

NOTARY PUBLIC
My Commission Expires:
10/26/24

CYNTHIA VAN CAMPEN
Gwinnett County
My Commission Expires
October 26, 2024

Property address:

1700 London View Place
Antioch, TN 37013

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022