Karen Johnson Davidson County
Batch# 640424 DEEDWARR
05/20/2021 09:08:12 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210520-0068346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS [illegible] DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/19/2023
(AFFIX SEAL)

ARAMBURO NOTARY PUBLIC GEORGIA EXPIRES 11/19/2023 GWINNETT COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

RETURN TO

Realty Title & Escrow, 6525 Quail Hollow, Suite 115, Memphis, TN 38120

RT File No. 11-MEM21-04060 TG:9461108

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mile High Borrower 1 (Core), LLC	Mile High Borrower 1 (Core), LLC	Parcel ID: 052-13-0B-285.00-CO
(NAME) P.O. Box 4090	(NAME) P.O. Box 4090	
(ADDRESS) Scottsdale, AZ 85261 (480) 588-6121	(ADDRESS) Scottsdale, AZ 85261 (480) 588-6121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Keri E. Clarke, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mile High Borrower 1 (Core), LLC, a Delaware Limited Liability Company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of River Glen, Phase III, Section 2, as shown by plat of record in Instrument No. 20020917-0113231 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Keri E. Clarke, a single woman, by Warranty Deed from Myrna Sue Gambrell unmarried, of record in Instrument No. 20171005-0102284, in the Register's Office of Davidson County, Tennessee, dated September 27, 2017 and recorded on October 05, 2017.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3300 Penn Meade Way, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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.

Witness our hands this 14th day of May, 2021

Keri E. Clarke

STATE OF GEORGIA

COUNTY OF Gwinnett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Keri E. Clarke,** a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of May, 2021.

Notary Public

My Commission Expires: 11/19/2023

(SEAL)

