22694
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

**RETURN TO**
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File 11-MEM21-03974

# WARRANTY DEED

**Address New Owner(s):**
True North Borrower Tennessee, LLC
P. O. Box 4090
Scottsdale, AZ 85261

**Send Tax Bills to:**
New Owner

Map/Parcel: 108160A03800CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Audrey M. Knight, Trustee of the DR. AUDREY M. KNIGHT LIVING TRUST dated September 9, 2015**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey all of our interest unto **True North Borrower Tennessee, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

**BEING Lot No. 38 on the Plan of Timber Ridge of record as Instrument No. 20040113-0005330, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**BEING the same property conveyed to Audrey M. Knight, Trustee of the Dr. Audrey M. Knight Living Trust dated September 9, 2015, by Quitclaim Deed from Audrey M. Knight, a married woman, dated June 1, 2017, and filed of record at Instrument No. 20170607-0056999, Register's Office for Davidson County, Tennessee.**

**The above described property is not the marital residence of the Grantor.**

**THIS conveyance is subject to: Taxes for 2021 and subsequent years; Declaration of Covenants, Conditions and Restrictions filed at Instrument No. 20040115-0006462; all matters as shown on the Plan of record at Instrument No. 20040113-0005330; Charter for Timber Ridge Homeowner's Association, Inc. Filed at Instrument No. 20040123-0009124; Roadway Easement filed in Book 10725, page 218; and all other easements, restrictions and zoning regulations which may be applicable.**

This is improved property known as: 1725 Timber Point, 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 GRANTEE, his heirs and assigns forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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.

Karen Johnson Davidson County
Batch# 644194 DEEDWARR
05/26/2021 10:13:22 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20210526-0071229

WITNESS my/our hand(s) as on the date shown on the Notary forms.

Audrey M. Knight, Trustee

STATE OF CALIFORNIA Alameda COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Audrey M. Knight, Trustee of the Dr. Audrey M. Knight Living Trust dated September 9, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and seal at Oakland, CA, this the 19 day of May, 2021.

D. HALE
Notary Public - California
Contra Costa County
Commission # 2246740
My Comm. Expires Jun 18, 2022

My Commission Expires: 6/18/22 Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me this 20th day of May, 2021.

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: 1-8-2024 Notary Public