Karen Johnson Davidson County Batch# 646683 DEEDWARR 06/01/2021 09:45:19 AM 2 pgs Fees: $13.00 Taxes: $1,187.70 20210601-0072808	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Shelby The actual consideration or value, whichever is greater, for this transfer is $321,000.00 Affiant Subscribed and sworn to before me, this 28th day of May, 2021. Notary Public My commission expires: MATTHEW J MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 06-16-2024

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
True North Borrower Tennessee, LLC	**True North Borrower Tennessee, LLC**	**043010A00400CO**
PO BOX 4090	**PO BOX 4090**	
Scottsdale, AZ 85261	**Scottsdale, AZ 85261**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Pedro Alcala Hernandez and Claudia Fuentes-Cruz, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

True North Borrower Tennessee, 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:

Land in Davidson County, Tennessee, being Lot No. 50 on the plan of Revised Final Plat for Section 4, Shannon Place, of record in Instrument No. 20010423-004003, and as amended in Instrument No. 20010502-0044879, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Pedro Alcala and wife, Claudia Fuentes-Cruz, by Warranty Deed from Larrice J. Carter, dated May 14, 2004, of record in Instrument No. 20040519-0058535, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 712 Shandale Dr, Madison, TN 37115.

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 in 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.

Pedro Alcala Hdz Date: 5/27/21
Pedro Alcala Hernandez

Claudia Fuentes-Cruz Date: 5/27/21
Claudia Fuentes-Cruz

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Pedro Alcala and Claudia Fuentes-Cruz, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May 2021.

NOTARY PUBLIC

My Commission Expires: 9/2/21

MARK B. LEEDOM COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
File 11-MEM21-04205