Karen Johnson Davidson County
Batch# 656823 DEEDWARR
06/15/2021 10:37:29 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20210615-0080403

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 THE ~~4TH~~ 14th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MATTHEW J MCDONALD NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY My Commission Expires 06-18-2024

PREPARED BY:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

RETURN TO:
Realty Title & Escrow
6525 Quail Hollow, Ste 115
Memphis, TN 38120
File No. 11-MEM21-03999
TIG: 9453324

03-NSH21-01808

Address of New Owner:	Send Tax Bills to:	Tax Information:
True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	043-06-0A-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Abbigail Evans and William Hardesty, Wife and Husband** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to True North Borrower Tennessee, LLC a **Delaware limited liability company**, hereinafter called the Grantees, their successors 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 all of Lot No. 26, on the Final Plat of Amqui Place, Section Two, according to survey and plat of same appearing of record in Instrument No. 20170118-0005631, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Abbigail Evans and William Hardesty, wife and husband by Warranty Deed of record at Instrument No. 201802260018084, dated 02/14/2018 and recorded 02/26/2018, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 513 Sarver Ave, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 4th day of June, 2021

Abbigail Evans

William Hardesty

STATE OF TENNESSEE
COUNTY OF Williamson

On this 4th day of June, 2021, before me personally appeared Abbigail Evans and William Hardesty, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 05/05/25

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY