Name and Address of New Owner:
Mile High Borrower 1 (Income), LLC
P.O. Box 4090
Scottsdale, AZ 85261

Send Tax Bills To:
Mile High Borrower 1 (Income), LLC
P.O. Box 4090
Scottsdale, AZ 85261

This Instrument Prepared By:
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 176050B036.00

Record and Return To:
Realty Title and Escrow Company, Inc.
6525 N. Quail Hollow Rd., Suite 115
Memphis, TN 38120
(901)260-4055
RT File No.: 11-MEM21-04850
TG: 9553508

Karen Johnson Davidson County
Batch# 667248 DEEDWARR
06/29/2021 11:05:31 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00



20210629-0087969

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **David Welbeck, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being Lot No. 131 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, pages 884, 885, 886, and 887, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to David Welbeck by Warranty Deed of record in Book 11587, page 865, dated 07/23/1999 and recorded 07/26/1999 in the Register's Office of Davidson County, Tennessee.
>
> This is improved property also known as 6412 Wildgrove Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Martha Welbeck joins in the execution of this deed to evidence her consent to the actions and conveyance by the Grantor(s) herein. Further, she does hereby convey unto Grantee(s) all right, title, and interest that she may have in the above-described property as a result of being the spouse of David Welbeck.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2021.

David Welbeck

Martha Welbeck

STATE OF TENNESSEE
COUNTY OF Davidson

On this 22nd day of June, 2021, before me personally appeared David Welbeck and Martha Welbeck, 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's (or persons') free act and deed.

Witness my hand, at office, this 18th day of June, 2021.

Notary Signature
My commission expires: July 9, 2024

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Martha Welbeck
(Affiant)

Sworn to and subscribed before me this
22nd day of June, 2021.

Notary Public
My commission expires: July 9, 2024
File No. 2021-817

LINDA MENDOZA
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/09/2024
DAVIDSON COUNTY