**Record and Return To:**

Realty Title and Escrow Company, Inc.

6525 N. Quail Hollow Rd., Suite 115

Memphis, TN 38120

(901)260-4055

File No.: 11-MEM21-05947

TG: 9711742

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $330,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 25th day of August, 2021.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 3-2-2024

Karen Johnson Davidson County
Batch# 705441 **DEEDWARR**
08/26/2021 11:49:37 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20210826-0115410

THIS INSTRUMENT PREPARED BY:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Mile High Borrower 1 (Core), LLC | SAME AS NEW OWNER | 052 13 0B 239.00 |
| (NAME) | (NAME) | |
| P.O. Box 4090 | | |
| (ADDRESS) | (ADDRESS) | |
| Scottsdale, AZ 85261 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Holly Douglas, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Mile High Borrower 1 (Core), LLC, a Delaware Limited Liability Company**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

BEING LOT NO. 23 ON THE PLAN OF RIVER GLEN, PHASE 5, SECTION 2, AS SHOWN OF RECORD IN INSTRUMENT NO. 20031006-0147480, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Holly Douglas by Warranty Deed of record at Instrument No. 201509170094508, dated 09/11/2015 and recorded 09/17/2015, in the Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3116 Penn Meade Way, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 23rd day of August, 2021.

Holly Douglas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Holly Douglas, the herein bargainor, 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 and official seal, this the 23rd day of August, 2021.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY