Prepared By:
Realty Title & Escrow Company, Inc.
2868 Summer Oaks, Suite 202
Bartlett, TN 38134
(901)259-2480

Return To:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 410
Memphis, TN 38120
File No. 11-6436
TG: 9776890

WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Massive Action Chattanooga Realty, LLC** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **True North Borrower Tennessee, LLC, a Delaware limited liability company** ("Grantee") the following described property being situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 445 on the Plan of Heritage Square, Phase Four of record in Plat Book 6250, Page 178, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Derivation Clause: Same property Conveyed to Grantor by way of Quit Claim Deed of record at Inst. No. 2020104080046927

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; Grantor has full power and lawful authority to sell and convey the same; the title thereto is free, clear and unencumbered except as to: (1) permitted encumbrances listed below; (2) zoning; (3) setback requirements and general utility, sewer, and drainage easements of record; (4) subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (5) applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons whomsoever.

Permitted Encumbrances: Subdivision restrictions, building lines, and easements of record in Plat Book 6250, Page 178; Declarations of Covenants, Conditions, & Restrictions at Book 6407 Page 59

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective the 7th day of September, 2021.

Karen Johnson Davidson County
Batch# 712887 **DEEDWARR**
09/10/2021 12:06:16 PM 2 pgs
Fees: $13.00 Taxes: $1,248.75



20210910-0121550

Massive Action Chattanooga Realty, LLC

BY: _____
Lucas Carl

BY: _____
Avery Allen Carl

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF WALTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lucas Carl and Avery Allen Carl, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the authorized signatories of Massive Action Chattanooga Realty, LLC, and that as such being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.
Witness my hand and official seal at office of MASSIVE ACTION on this the 7th day of SEPTEMBER 2021.

_____
Notary Public
Commission Expires: 12-13-2023

ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services

Owner Name and Address:
True North Borrower Tennessee, LLC
~~1416 Sixpence Place~~ PO Box 4090
~~Madison, TN 37115~~ Scottsdale, AZ 85261

Send Tax Bills To:
True North Borrower Tennessee, LLC
~~1416 Sixpence Place~~ PO Box 4090
~~Madison, TN 37115~~ Scottsdale, AZ 85261

Property Address:
1416 Sixpence Place
Madison, TN 37115

Tax Parcel ID No.:
042 07 0A 124.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $337,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 7th day of SEPTEMBER, 2021.

_____
Notary Public

My Commission Expires: 12-13-2023

ROBERT E. LYNCH
Commission # GG 934841
Expires December 13, 2023
Bonded Thru Budget Notary Services