This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13943-MC

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-MEM21-06867
TG: 9834478

Karen Johnson Davidson County
Batch# 723649 DEEDWARR
09/24/2021 12:59:45 PM 2 pgs
Fees: $13.00 Taxes: $1,019.35

20210924-0128662

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $275,500.00.

Affiant

Subscribed and sworn to before me this the 16th day of September, 2021.

Notary Public
My Commission Expires: 9-5-23

LISA C. POSEY
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mile High Borrower 1 (Income), LLC PO BOX 4090 Scottsdale, AZ 85261	New Owner	150-11-0-210.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Ebraheem Ameen and Ranya Taky, husband and wife** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mile High Borrower 1 (Income), LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee(s), his/her/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. 329 on the Plan of Final P.U.D. Plan of Section Four-A, Towne Village of the Country of record in Plat Book 6250, Page 21 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ebraheem Ameen and Ranya Taky, husband and wife by Warranty deed from Deborah Stafford Cato and Harold Cato, wife and husband of record in Instrument No. 20140725-0066127 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 25, 2014.

This is ☒ improved or ☐ unimproved property located at: **3277 Towne Village Road, Antioch, TN 37013**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 is 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2021.

GRANTOR:

Ebraheem Ameen

RANYA TAKY

Ranya Taky

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ebraheem Ameen and Ranya Taky, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of September, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22