Karen Johnson Davidson County
Batch# 727238 DEEDWARR
09/30/2021 09:59:15 AM 2 pgs
Fees: $13.00 Taxes: $1,232.10

20210930-0131470

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th **DAY OF SEPTEMBER, 2021.**

Notary Public

MY COMMISSION EXPIRES: 9-5-23

(AFFIX SEAL)

LISA C. POSEY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-06863
TG: 9833797

Address of New Owner:	Send Tax Bills to:	Tax Information:
True North Borrower Tennessee, LLC, a Delaware Limited Liability Company PO Box 4090 Scottsdale, AZ 85261	True North Borrower Tennessee, LLC, a Delaware Limited Liability Company PO Box 4090 Scottsdale, AZ 85261	064 16 0C 105.00

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, **Daniel W. Eller and Jessica L. Eller, husband and wife**, 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 Lot No. 60, on the plan of Section Four, Wembley Downs, as shown on plat of record in Plat Book 7900, page 456, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> **Derivation Clause:** Being the same property conveyed to Grantor herein by way of **Warranty Deed** of record at Instrument No. 201302250018640 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: **1208 Wembley Dr, Hermitage, TN 37076**

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 22 day of September, 2021

Daniel W. Eller

Jessica L. Eller

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Daniel W. Eller and Jessica L. Eller**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of Sept, 2021.

Notary Public

My Commission Expires: 2-14-2024

SHONDA HANNA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(SEAL)