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

Return to:
Realty Title & Escrow Co., Inc.
6525 N. Quail Hollow Rd, Suite 115
Memphis, TN 38120
File No: 11-MEM21-06673
TG: 9807210

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, Marquista Webster, a single person ("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 No. 214 Jackson's Retreat Phase V-A, as shown by plat of record in Plat Book 6250, page 309, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Derivation Clause: Being the same property Conveyed to Titleholder by way of Warranty Deed of record at Inst. No. 20130425-0040975

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 309; Declaration of Covenants, Conditions, & Restrictions at Book 5741, Page 360; Book 6482, Page 679; Book 6056, Page 672; By-Laws of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 294; Charter of Jackson's Retreat Homeowner's Association of record in Book 5745, Page 283

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 29th day of September, 2021.

Karen Johnson Davidson County
Batch# 731837 **DEEDWARR**
10/08/2021 10:27:06 AM 2 pgs
Fees: $13.00 Taxes: $1,211.75



20211008-0135457

M. Webster

Marquista Webster

STATE OF TENNESSEE

COUNTY OF Wilson

On this 24th day of September, 2021, before me personally appeared Marquista Webster, 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 (or person's) free act and deed.

CHRISTIN M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

My Commission Expires: 6/26/2022

Owner Name and Address:
True North Borrower Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Property Address:
1533 Market Square
Hermitage, TN 37076

Send Tax Bills To:
True North Borrower Tennessee, LLC
P.O. Box 4090
Scottsdale, AZ 85261

Tax Parcel ID No.:
086 070 145.00

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 $327,500.00, 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 6th day of October, 2021.

Notary Public

My Commission Expires: _____

TRACY MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My Commission Expires
January 14, 2023