WARRANTY DEED

Record and Return To:
Realty Title and Escrow Company, Inc
6525 N. Quail Hollow Rd, Suite 115
Memphis, TN 38120
File No. 11-MEM21-07145
TG: 9870426

Karen Johnson Davidson County
Batch# 751514 DEEDWARR
11/09/2021 09:20:11 AM 3 pgs
Fees: $18.00 Taxes: $954.60

20211109-0149278

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th DAY OF November, 2021

Notary Public

MY COMMISSION EXPIRES:

MORGAN JONES STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-2

(AFFIX SEAL)

MST 2021-1852

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mile High Borrower 1 (Income), LLC	Mile High Borrower 1 (Income), LLC	150-10-0-210.00
(NAME)	(NAME)	
PO Box 4090	PO Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janet D. Johnson, unmarried,** HEREINAFTER CALLED THE GRANTORS, 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 GRANTEES, 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. 79 on the Plan of Jamestown Estates, Section 3 of record in Plat Book 6900, Page 866, 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 Thomas M. Johnson, unmarried, by Warranty Deed from Elizabeth L. Craven, of record in Instrument No. 20011221-0141325 Register's Office for Davidson County, Tennessee, dated November 30, 2001 and recorded on December 21, 2001.

Being the same property conveyed to Thomas M. Johnson and Janet D. Johnson as joint tenants with the right of survivorship by Quitclaim deed from Thomas M. Johnson of record in Instrument No. 20180910-0089386 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018. The said Thomas M. Johnson died on July 3, 2021 and said property vested to Janet D. Johnson as the surviving tenant by the entireties.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien now e and payable. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 866, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 7502, Page 11 and Book 7861, Page 420, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless

and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This property, known as 3709 Lake Towne Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 5 DAY OF NOVEMBER, 2021.

Janet D. Johnson by Yvette Meldrum her Attorney-in-Fact

Janet D. Johnson by Yvette Meldrum her Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Janet D. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Janet D. Johnson, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 5 day of November, 2021.

Notary Public

My Commission Expires: 10.20.2024

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

(SEAL)

AFFIDAVIT RE: POWER OF ATTORNEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, do hereby swear and affirm that I am the attorney-in-fact for JANET D. JOHNSON, by virtue of a Power of Attorney duly executed by the said JANET D. JOHNSON, and:

☐ appearing of record at Instrument No. 20211109-0149277 In the Register's Office of DAVIDSON County, Tennessee; or

☑ recorded simultaneously herewith.

I, the undersigned, do hereby further swear and affirm that as of the date hereof, the said JANET D. JOHNSON, is alive and well and has not revoked or rescinded the powers granted me under the Power of Attorney described above. I further agree to indemnify and hold harmless any individual, including closing agencies and title underwriters, from any damages resulting from reliance on the Power of Attorney and this Affidavit.

FURTHER THE AFFIANT SAYETH NAUGHT.

YVETTE MELDRUM

SWORN to and subscribed before me, this the 5 day of **November 2021**.

Notary Public

My Commission Expires: 10·20·2024

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024