STATE OF Tennessee
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $332,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of November, 2021.

Notary Public
MY COMMISSION EXPIRES: 1/14/23
File No. G21-14384

TRACY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires January 14, 2023

Karen Johnson Davidson County
Batch# 756497 DEEDWARR
11/17/2021 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $1,230.25
20211117-0152994

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
True North Borrower Tennessee, LLC (NAME)	True North Borrower Tennessee, LLC (NAME)	75-12-A-113 CO
P O BOX 4090 (STREET ADDRESS)	P.O. BOX 4090 (STREET ADDRESS)	
SCOTTSDALE, AZ 85261 (CITY) (STATE) (ZIP)	SCOTTSDALE, AZ 85261 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Amanda Streeter and Zachary Thomas Dowell, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **True North Borrower Tennessee, 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. 14 on the plan of Greer Meadows at Cedar Creek, Section 3, Phase 1, a Planned Unit Development, as shown by plat of record in Instrument No. 20010920-0101748, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Streeter, an unmarried woman and Zachary Thomas Dowell, an unmarried man by Deed dated August 19, 2020 from Miles McNulty and Katrina Newell, husband and wife, recorded August 20, 2020, in Instrument Number 20200820-0093726, Register's Office of Davidson County, Tennessee. Amanda Streeter and Zachary Thomas Dowell, having since married. Zachary Dowell covenants he is one in the same as Zachary Thomas Dowell.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 500 Scotts Creek Trail, 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 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.

Witness my/our hand(s) this 16th day of November, 2021.

Amanda Streeter

Zachary Thomas Dowell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2021, before me personally appeared Amanda Streeter and Zachary Thomas Dowell, 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's (or persons') free act and deed.

Witness my hand, at office, this 16th day of November, 2021.

Notary Signature
My commission expires: 6/7/25

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires
PRESTON D MATTHEWS

PREPARED BY:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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-MEM21-07649
TG: 9956861