This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 763380 DEEDWARR
11/30/2021 12:18:22 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20211130-0158001

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater for this transfer is: $350,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29th Day of November, 2021.

Notary Public

My Commission expires _____/_____/_____

STEPHENIE BOOHER
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-2-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Mile High Borrower 1 (Value), LLC
P.O. Box 4090
Scottsdale, AZ 85261

SEND TAX BILLS TO:
Mile High Borrower 1 (Value), LLC
P.O. Box 4090
Scottsdale, AZ 85261

MAP AND PARCEL NUMBER: Tax ID # 071010A03000CO

WARRANTY DEED

21NT02979

Effective the 24 Day of November 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jeanette W. Buchanan, unmarried

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

The following described real estate in Davidson County, Tennessee:

Being Lot 30, The Woods at Monticello, Phase 1, as shown on plat of record in Instrument No. 20091216-0114519, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Being the same property as conveyed to Jeanette W. Buchanan, unmarried by Quitclaim Deed from Lanita J Moore, unmarried dated 08/23/2021 recorded 09/01/2021 in Book NA, Page NA, as Document Number 20210901-0117974, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 447 Monticello St, Nashville, TN 37207-4312

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 24th day of November 2021

Jeanette W. Buchanan

State of Tennessee }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeanette W. Buchanan**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 2/26/24

LAKRISHA WEST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/26/2024
ROBERTSON COUNTY

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. 11-MEM21-07750
TG. 9976290