Karen Johnson Davidson County
Batch# 764517 DEEDWARR
12/01/2021 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,198.80
20211201-0158935

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

WARRANTY DEED

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Fulton

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

OFFICIAL SEAL
KIOSHA ROBINSON
NOTARY PUBLIC-GEORGIA
FULTON COUNTY
My Comm. Expires June 16, 2025

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0711

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
True North Borrower Tennessee, LLC	New Owner	Map: 15007031100
(NAME) P.O. Box 4090	(NAME)	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED TWENTY-FOUR THOUSAND AND NO/100 DOLLARS ($324,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHARLOTTE CAGLE SNODGRASS, UNMARRIED,

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. 237 on the Plan of The Country Section Six-B, of record in Plat Book 5200, pages 741 and 742, said Register's Office.

Said Lot No. 237 fronts 79.35 feet on the Northeasterly side of Country Ridge Drive, which is a broken line and runs back 125.00 feet on the Northwesterly line and 125.30 feet on the Southeasterly line to a line in the rear which measures 83.30 feet.

Being the same property conveyed to James Lee Snodgrass and wife, Charlotte Cagle Snodgrass, by Warranty deed from Scott Timothy Smith and Wife, Barbara Ann Damm-Smith, of record in Book 7625, page 890, Register's Office for Davidson County, Tennessee, dated April 1,1988 and recorded on August 12, 1988. The said James Lee Snodgrass died April 30, 2021.

Being also known as 3336 Country Ridge Drive, Antioch, TN 37013

unimproved ☐
This is improved ☒ property, known as 3336 Country Ridge Dr., Antioch, TN 37013
(House No.) (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 our hands this 15th day of November, 2021.

Charlotte Cagle Snodgrass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charlotte Cagle Snodgrass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 15th day of November, 2021.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Kayla Short, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/15/2021 (date of document).

Kayla Short

Affiant Signature

11/15/2021

Date

State of Georgia

County of Guinnett

Sworn to and subscribed before me this 15th day of November, 20 21,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

