STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
6525 Quail Hollow Road, Suite 115
Memphis, TN 38120
11-MEM21-08077
TG: 10030107

Karen Johnson Davidson County
Batch# 781766 DEEDWARR
12/30/2021 10:09:21 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20211230-0171673

Address of New Owner:	Send Tax Bills to:	Tax Information:
True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	033 030B 136.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Laketric Goodman, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **True North Borrower Tennessee, LLC, a Delaware Limited Liability Company,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows: to- wit:

Lot 116, Phase 3, Dry Creek Farms Subdivision, as shown on plat of record in Instrument Number 20070221-0021236, as corrected in Instrument Number 20070411-0043542, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Derivation Clause: Being the same property conveyed to Grantor herein by way of **Special Warranty Deed** of record at **Instrument No. 20110824-0065461** in the Register's Office of **Davidson** County, Tennessee;

This property is improved property known as: **123 Ivy Hill Ln., Goodlettsville, TN 37072**

Permitted Encumbrances: Easement(s) of record at Instrument No. Book 10752, Page 679; Book 7695, Page 562; 20031001-0145056; Book 4175, Page 8; Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20031001-0145053, 20040921-0113624, AT AMENDED 20070424-0048575, 20191126-0121914, and 202108130109572; Assessments levied by the Homeowners Association; all in the Said Register's Office.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23 day of **December**, 2021

Laketric Goodman

Laketric Goodman

STATE OF TN
COUNTY OF Sumner

Personally appeared before me, the undersigned Notary Public in and for said State and County, **Laketric Goodman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23 day of **December**, 2021

Notary Public

My Commission Expires: 10/23/2023 (SEAL)

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY