Karen Johnson Davidson County
Batch# 809387 DEEDWARR
02/22/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220222-0019861

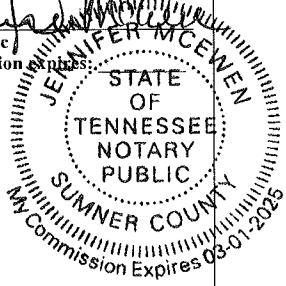
STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$300,000.00**

Affiant

Subscribed and sworn to before me, this **4th** day of **Janaury, 2022.**

Notary Public
My commission expires:



THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
383 East Main Street, Ste. 110
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
True North Borrower Tennessee, LLC	**True North Borrower Tennessee, LLC**	**151090A25300**
6769 Ascott Drive	**PO Box 4090**	
Antioch, TN 37013	**Scottsdale, AZ 85261**	

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 HEREBY ACKNOWLEDGE, WE,

Travis Parsons, an unmarried man

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:

Situated in the City of Antioch, COUNTY OF Rutherford, and State of Tennessee:

Being Lot Number Two Hundred Fifty-Three (253) on the Final Plat of Phase Three, Section Two, Long Hunter Chase, as of record in Instrument Number 20020926-0117442, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Travis Parsons, an unmarried man from Carlos Mendoza, an unmarried man by Quitclaim Deed dated April 14, 2016, of record in Instrument No. 20160418-0037075, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as **6769 Ascott Drive, Antioch, TN 37013**.

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 in 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 **4th** day of **January, 2022**.

Travis Parsons

Travis Parsons

By: John Burnette

John Burnette, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **John Burnette** to me known to be the person who executed the foregoing instrument in behalf of **Travis Parsons** as his/her/their Attorney in Fact, and acknowledged that he/she executed the same as the free act and deed of the said of **Travis Parsons**.

Witness my hand, at office, this **4th** day of **January, 2022.**

Samantha Kilgour

Notary Public
My Commission Expires: 10/14/22

SAMANTHA KILGOUR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

HE2021-0314

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 January 4th, 2022 (date of document).

Kayla Short

Affiant Signature

1/4/22

Date

State of Georgia

County of Gwinnett

Sworn to and subscribed before me this 4th day of January, 2022,

Notary's Signature

My Commission Expires: 10/24/24

Notary's Seal (if on paper)

