WARRANTY DEED

Karen Johnson Davidson County
Batch# 839693 DEEDWARR
04/14/2022 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220414-0043262

State of ~~Tennessee~~ TX
County of ~~Davidson~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2022

Notary Public

MY COMMISSION EXPIRES: 5-29-24

(AFFIX SEAL)

MONICA MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ATT-104847-TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mile High Borrower 1 (Value), LLC, a Delaware Limited Liability Company	Mile High Borrower 1 (Value), LLC	086030a04100co
(NAME) PO Box 4090	(NAME) PO Box 4090	
(ADDRESS) Scottsdale AZ 85261	(ADDRESS) Scottsdale AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Wyceithia Fitzpatrick-Williams, 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, State of Tennessee, described as follows, to-wit:

Being Lot NO. 41 on the Plan of Summit Run, Phase Two, of record in Book 9700, Page 660, 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 Wyceithia Fitzpatrick-Williams, by deed of record in Instrument NO. 20210805-0105174, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 312 Hunters Path Court, Hermitage, TN 37076
(House Number) (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 my/our hands this 28th day of March, 2022.

Wyceithia Fitzpatrick-Williams

Wyceithia Fitzpatrick-Williams

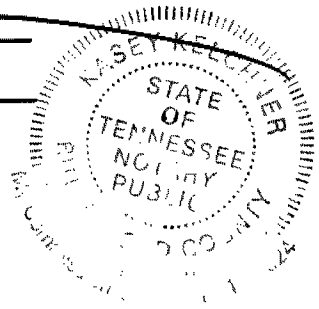
State of Tennessee
County of Davidson

Personally appeared before me Wyceithia Fitzpatrick-Williams, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2022.

Notary Public
My Commission Expires:

File No.: 16226



Tennessee Certification of Electronic Document

I, TITLE AGENT, 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 MARCH 28, 2022 (date of document).

Affiant Signature

04/05/2022
Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 5TH day of APRIL, 2022.

Monica Lynn McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126303329