WARRANTY DEED

Karen Johnson Davidson County
Batch# 852668 DEEDWARR
05/09/2022 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220509-0052960

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $385,000.00

AFFIANT

SUBSCRIBED AND SWORN TO WHEN 04/18/2022

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-29-24

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3147

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mile High Borrower 1 (Core), LLC	**Mile High Borrower 1 (Core), LLC**	164-08-0C-076.00-CO
PO Box 4090	PO Box 4090	
Scottadale, AZ 85261	Scottadale, AZ 85261	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Habtamu A. Wondemagegn, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mile High Borrower 1 (Core), LLC, a Delaware Limited Libility Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 30 as shown on the map entitled Final Plat of Hamilton Chase, Section Two, of record in Instrument No. 20060807-0096557, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more completed and accurate legal description.

Being the same property conveyed to Habtamu A. Wondemagegn, A Single Man by Warranty deed from Carolyn McGinnis. A Single Woman of record in Instrument No. 20190702-0064580 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019. (Value of consideration shown in aforementioned deed $217,000.00.) Being also known as 3709 Grace Falls Drive Antioch, Tennessee 37013. Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3709 Grace Falls 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 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.

PRH-10395-TN

Witness my hand on April 18, 2022.

Habtamu A. Wondemagegn

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Habtamu A. Wondemagegn, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this April 18, 2022.

Notary Public

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3147

RECORD & RETURN TO:

Mile High Borrower 1 (Core), LLC

PO Box 4090
Scottadale, AZ 85261

Tennessee Certification of Electronic Document

I, Sandra Temple, 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 04/18/2022 (date of document).

Affiant Signature

04/26/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 26TH 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