Karen Johnson Davidson County
Batch# 852674 DEEDWARR
05/09/2022 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,463.35
20220509-0052970

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $395,500.00.

Affiant

Subscribed and sworn to before me, this 28 day of April, 2022.

Notary Public

My commission expires: 5-29-24

(Notary Stamp)

MONICA LYNN MCCLOUD
Notary Public, State of Texas
Comm. Expires 05-29-2024
Notary ID 126803329

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mile High Borrower 1 (Value), LLC		**151-10-0A-317.00-CO**
P.O. Box 4090		
Scottsdale, AZ 85261		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Juan Rubio Garcia and Maria Del Socorro Castaneda Herrera, husband and wife

(hereinafter called the "Grantor"), 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 "Grantee"), its representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 242 on the Plan of Phase 3, Villages of Long Hunter P.U.D., of record in Plat at Instrument No. 20030707-0093205, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Juan Rubio Garcia and Maria De Socorro Castneda Herrera, husband and wife by Warranty Deed from Kimberley Denise Gordon and Rontae Gordon, wife and husband of record in Instrument No. 20190712-0068321 Register's Office for Davidson County, Tennessee. The said Maria De Socorro Castneda is one and the same as Maria Del Socorro Castaneda.

BEING improved property known as **1205 Hartfield Court, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 25 day of April, 2022.

Juan Rubio Garcia
Juan Rubio Garcia

Maria del Socorro Castaneda Herrera
Maria Del Socorro Castaneda Herrera

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Juan Rubio Garcia and Maria Del Socorro Castaneda Herrera, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25 day of April, 2022.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

LTC File No. 22-000478-529

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 04/25/2022 (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