Karen Johnson Davidson County
Batch# 853516 DEEDWARR
05/11/2022 10:57:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20220511-0053868

WARRANTY DEED

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 ME ON 25TH DAY OF APRIL, 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
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1976

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 (Value), LLC	Mile High Borrower 1 (value) LLC	165-09-0A-086.00CO
2016 Whitney Creek Drive	2016 Whitney Creek Drive	
Antioch, TN 37013	Antioch, TN 37013	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ANGELO CARRUTHERS AND WIFE, VERONICA M. CARRUTHERS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MILE HIGH BORROWER 1 (VALUE), LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 64, Section Three, Lakewood Village, a plat of which is of record as Instrument No. 20020321-0034912, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Angelo Carruthers and wife, Veronica M. Carruthers by Quitclaim Deed, from Angelo Carruthers, dated February 25, 2022, recorded on March 28, 2022 in Instrument No. 20220328-0035789, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Angelo Carruthers by Quit Claim Deed, from Nicole Michelle Carruthers, dated January 26, 2022, recorded on January 27, 2022 in Instrument No. 20220127-0010036 Register's Office for Davidson County, Tennessee; also being the same property conveyed to Angelo Carruthers and Nicole Michelle Carruthers, husband and wife, by Quit Claim Deed, from Angelo Carruthers, dated on March 8, 2019, recorded on March 13, 2019, in Instrument No. 20190313-0023241, Register's Office for Davidson County, Tennessee; also being the same property conveyed to Angelo Carruthers by Quit Claim Deed, from Dania D. Carruthers (being one and the same as Dania Deniese Carruthers), dated on January 4, 2007, recorded on March 27, 2007 in Instrument No. 20070327-0036575, Register's Office for Davidosn

County, Tennessee; also being the same property conveyed to Angelo Carruthers, married, by Warranty Deed, from T.F. Homes, LLC, dated on July 30, 2003, recorded on August 7, 2003, in Instrument No. 20030807-0112847, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat Book 9700, Page 464 (Boundary); Inastrument No. 20020321-0034912, said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Book 10753, Page 41; Book 11425, Page 410; Book 11512, Page 714,, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Articles of Incorporation/Charter of record in Book 11421, Page 342, said Register's Office.

This is improved property known as 2016 Whitney Creek 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our/my hand on the 25th day of April, 2022.

Angelo Carruthers

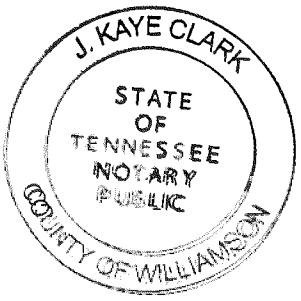
Veronica M. Carruthers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Angelo Carruthers and Veronica M. Carruthers, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 25th day of April 2022.

Notary Public
My Commission expires: 9/30/24



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 4/25/2022 (date of document).

Affiant Signature

5/3/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this _____ day of _____, ____.

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

