Karen Johnson Davidson County
Batch# 866210 DEEDWARR
06/02/2022 09:18:30 AM 4 pgs
Fees: $23.00 Taxes: $1,461.50
20220602-0063564

Prepared By:	Record and Return To:	Mail Tax Statements to:
VidmarLaw, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	True North Borrower Tennessee, LLC P.O. Box 4090 Scottsdale, AZ 85261	True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261

Order Number: PRH-106559-TN

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Shane J. Riley, an unmarried man**, for Three Hundred Ninety-Five Thousand Dollars and 00/100 ($395,000.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **True North Borrower Tennessee, LLC, a Delaware Limited Liability Company**, whose address is PO Box 4090, Scottsdale, AZ 85261, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 228 on the Plan of Section Six-A, The Country of record in Plat Book 5200, Page 667, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 228 fronts 39.60 feet on the Easterly margin of Country Meadow Road and extends back 142.92 feet on the Northerly line and 151.93 feet on the Southerly line to a broken line in the rear measuring 157.21 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Instruments of record in Plat Book 5200, Page 667, and Book 6175, Page 205,Register's Office for Davidson County, Tennessee.

All other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 150-07-0-351.00
Street address of property: 3000 Country Meadow Road, Antioch, TN 37013

Prior Instrument References by which Grantor(s) acquired title: Instrument 20151215-0126154 in the Register's Office, Davidson County, Tennessee.

Signed this 25th day of May, 2022.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Signature of Grantor(s):

Shane J. Riley

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 25th day of May, 2022, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Shane J. Riley, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel number: 150-07-0-351.00
Street address of property: 3000 Country Meadow Road, Antioch, TN 37013

Oath of Consideration

I or we, Shae J Riley, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 25th day of May, 2022.

Signatures of Affiant(s):

Sworn and subscribed before me this 25th day of May, 2022.

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 05/25/22 (date of document).

Affiant Signature

5/27/22
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 27TH day of MAY, 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