Karen Johnson Davidson County
Batch# 881480 DEEDWARR
06/29/2022 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220629-0075617

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $395,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06.27.2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3833

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
True North Borrower Tennessee. LLC	True North Borrower Tennessee. LLC	150-15-0B-054.00-CO
PO BOX 4090	PO BOX 4090	
SCOTTSDALE, AZ 85261	SCOTTSDALE, 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,

Mohammed Al Atraqchie and Lacey L. Al Atraqchie, husband and wife

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

True North Borrower Tennessee. LLC, a Delaware Limited Liability 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. 54 on the Plan of Edison Park (formerly Painter) "Cluster Lot Subdivision" of record in Instrument No. 20060726-0090090, 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 Mohammed Al Atraqchie and Lacey L. McCluskey, tenants in common with right of survivorship by Warranty deed from Jimmy L. Gregg and wife, Crystal Gregg of record in Instrument No. 20151112-0114994 Register's Office for Davidson County, Tennessee, dated November 06, 2015 and recorded on November 12, 2015. (Value of consideration shown in aforementioned deed $162,000.00.)

Being the same property conveyed to Mohammed Al Atraqchie and Lacey L. Al Atraqchie, husband and wife, as community property with right of survivorship by Quitclaim deed from Mohammed Al Atraqchie and Lacey L. McCluskey, N/K/A Lacey L. Al Atraqchie, husband and wife of record in Instrument No. 20210927-0129345 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on September 27, 2021. (Value of consideration shown in aforementioned deed $0.00.) 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 669 Coneflower Trail 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.

Witness my hand on June 27, 2022.

Mohammed Al Atraqchie

Mohammed Al Atraqchie

Lacey L. Al Atraqchie

Lacey L. Al Atraqchie

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mohammed Al Atraqchie and Lacey L. Al Atraqchie , 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 June 27, 2022.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: _____

File #: 2022-3833

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 6/27/2022 (date of document).

Affiant Signature

6/27/2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 27 day of JUNE 2022

Monica L. McCloud
Notary's Signature

MY COMMISSION EXPIRES: 5-29-24

NOTARY'S SEAL

