Karen Johnson Davidson County
Batch# 887191 DEEDWARR
07/11/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220711-0079576

WARRANTY DEED

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
09-08-2026
NORTH CAROLINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,000.00.

Affiant

Subscribed and sworn to me on 07/11/22.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seven Points Borrower, LLC, a Delaware Limited Liability Company PO BOX 4090 Scottsdale, AZ 85261	SAME AS NEW OWNER	135 14 0A 044.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brenda M. Clark, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Seven Points Borrower, LLC, a Delaware Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 44 on the Plan of Pinnacle Point Subdivision, Phase Two, as recorded in Book 6900, Pages 140 and 141, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Brenda M. Clark, by Warranty Deed from Randy A. Butler and wife, Debora T. Butler, of record in Book 9408, Page 939, in the Register's Office of Davidson County, Tennessee, dated July 12, 1994 and recorded on July 18, 1994.

This is improved property known as 1109 White Mountain Lane, Antioch, Tennessee 37013.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 this 07/ 08 /22.

Brenda M. Clark

Brenda M. Clark

STATE OF MICHIGAN
COUNTY OF Oakland

On 07/ 08 /22, before me personally appeared Brenda M. Clark, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 07/ 08 /22.

NOTARY PUBLIC

My Commission Expires: 05/18/2025

LAKETA R ALEXANDER
Notary Public - State of Michigan
County of Oakland
My Commission Expires May 18, 2025
Acting in the County of Oakland

True Copy Certification

I, Ashley Parker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

document date: 07/08/22

Ashley Parker

Signature date 07/11/22

State of North Carolina

County of Mecklenburg

Personally appeared before me, Nikki L Kimball (name of notary), a notary public for this county and state, Ashley Parker (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

document date 07/08/22

Nikki L Kimball

Notary Signature Signature date 07/11/22

My commission Expires: 9-8-2026

Notary Seal (if on paper)

NIKKI L KIMBALL
Notary Public
Mecklenburg
County
My Comm. Exp.
09-08-2026
NORTH CAROLINA