Prepared by and return to:
Susan P. Davis, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 913055 DEEDWARR
09/07/2022 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,389.35
20220907-0100228

WARRANTY DEED

Effective as of 1 **day of September, 2022,** for and in consideration of the sum 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 is hereby acknowledged**, Deborah Mallette-Chisom and husband, Theodore Chisom,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **BT Aspen Borrower LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 115, as shown on the map entitled Oakwood Subdivision, Phase One, of record in Plat Book 6900, Page(s) 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Deborah Mallette-Chisom and husband, Theodore Miller, by Warranty Deed from W. Michael Miller and wife, Malanie G. Miller, of record in Instrument no. 20040917-0112023, in the Register's Office of Davidson County, Tennessee, dated August 25, 2004 and recorded on September 17, 2004. Please also see Correction of Warranty Deed in Instrument No. 20050324-0032058.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

DocuSign Envelope ID: 70DAE90B-8878-460B-9C6C-3CF6CA11EC83

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the ____ day of _____, 2022 9/1/2022

GRANTORS:

DocuSigned by:
Theodore Chisom
Theodore Chisom

DocuSigned by:
Deborah Mallette-Chisom
Deborah Mallette-Chisom

STATE OF TENNESSEE
COUNTY OF SHELBY

9/1/2022
On this ____ day of _____, 2022, before me personally appeared Theodore Chisom and Deborah Mallette-Chisom, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ____ day of 9/1/2022 **_____, 2022.**

LASHARA D. QUINN TENNESSEE NOTARY PUBLIC Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

DocuSigned by:
LaShara Quinn
Notary Signature

My commission expires:
Notarized Online Using Audio-Video Communication

New Owner Name and Address to: BT Aspen Borrower LLC, a Delaware Limited Liability Company 5430 Lyndon B Johnson Freeway, Ste. 1050 Dallas, TX 75240 Property Address: 609 Oak Forest Lane Antioch, TN 37013 Mail tax bills to: BT Aspen Borrower LLC, a Delaware Limited Liability Company 5430 Lyndon B Johnson Freeway, Ste. 1050 Dallas, TX 75240 Parcel I.D. Numbers: 149 02 0 066.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $375,500.00. AFFIANT Subscribed and sworn to before me this 2 day of SEPTEMBER, 2022 NOTARY PUBLIC Commission expires: _____ JOSEPH CARROLL STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 10-05-25

Tennessee Certification of Electronic Document

I, Jonathan Boggus, 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 Sept. 1, 2022 (date of document).

Affiant Signature

9/6/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 03/11/2026

NOTARY'S SEAL

