Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $287,000.00

Affiant

Subscribed and sworn to before me, this 13 day of Jan 2023.

Notary Public
My commission expires: 5/18/26

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 133768706 EXP. 05-18-2026

Karen Johnson Davidson County
Batch# 961770 DEEDWARR
01/17/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20230117-0003805

Address of New Owner:	Send Tax Bills to:	Tax Information
True North Borrower Tennessee, LLC PO Box 4090 Scottsdale, AZ 85261	New Owner	151-10-0A-256.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, a unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **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:

> Land in Davidson County, Tennessee, being Lot No. 104, on the plan of Phase Three, Villages of Long Hunter, PUD, of record as Instrument No. 20030707-0093205, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description of said property.
>
> Being the same property conveyed to Brandon Adams, Trustee of The 7380 Ole Nottingham Dr Trust, by Warranty Deed from Laurie S. Mike, unmarried, dated November 7, 2022 of record as Instrument No. 20221108-0119954, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 7380 Ole Nottingham 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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 13th day of January, 2023.

Monica Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Pruitt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of January, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023017631

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 01/13/23 (date of document).

Affiant Signature

01/17/23

Date

State of TEXAS

County of DALLAS

Sworn to and subscribed before me this 17th day of JANUARY, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 5/18/26

NOTARY'S SEAL

ALEXANDRA RAE MOLINA NOTARY PUBLIC STATE OF TEXAS ID 13376870-5 EXP. 05-18-2026