WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-23590399

Karen Johnson Davidson County
Batch# 963115 DEEDWARR
01/20/2023 12:37:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20230120-0004746

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Alta Funding & Investments, LLC**
Address of New Owner(s): **5124 East Fort Lowell Road Tucson AZ 85712**
Property ID NUMBER: **104 14 0B 011.00**

THIS INDENTURE, made and entered into this **13th** day of **January**, 20**23**, by and between **Property Cartwheel, LLC, an Arizona Limited Liability Company,** party of the first part, and **Alta Funding & Investments, LLC,** party of the second part,

WITNESSETH: That for and in consideration of **Two Hundred Fifty Thousand Dollars and No Cents ($250,000.00),** cash in hand paid, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, Davidson County, State of Tennessee, and being more particularly bounded and described as follows:

Land in Davidson County, Tennessee, being Unit No. 11, together with the appurtenant interest in the common elements of Westwood Trace, a horizonal property regime established by Master Deed, of record in Book 6522, page 322, amended in Book 6889, page 711, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

For Informational Purposes Only:

DERIVATION: Being the same property conveyed to Property Cartwheel, LLC by Deed dated January 13, 2023 from Mott F. Moore, recorded January 19, 2023, in Instrument # 202301190004428 in the Official Records of Davidson County, Tennessee.

TMS: 104 14 0B 011.00

Property Address: **111 Westwood Trace, Nashville, TN 37212**

This conveyance is subject to 2023 **Davidson** County and City of **Nashville** Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances, estates, title, interests and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever. And the said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore-described real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto it will warrant and forever defend the title to the afore-described real estate to the said party of the second part, its successors and assigns, against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Grantor:

Property Cartwheel, LLC

Marita Collier

By: Marita Collier

Its: Manager

STATE OF Arizona

COUNTY OF Maricopa **Acknowledgement**

On this 13th day of Jan, 2023, before me personally appeared Marita Collier (**name**), Manager (title) of Property Cartwheel, LLC 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 and seal, this 13th day of Jan 23

Maria Torres

Signature of Notary Public

MARIA TORRES
Notary Public - Arizona
Maricopa County
Commission # 569870
My Comm. Expires Sep 15, 2023

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$250,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 67-4-409. Transfer Taxes due and owing on this transfer are **$925.00** plus any remote filing electronic payment surcharges.

Affiant

Affiant

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

Notary Public Signature
My commission expires: 9/15/23

MARIA TORRES
Notary Public - Arizona
Maricopa County
Commission # 569870
My Comm. Expires Sep 15, 2023

Tennessee Certification of Electronic Document

I, Joel Steinberg, 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 January 13, 2023 (date of document).

Affiant Signature

Date: 01/13/2023

State of Maryland

County of Montgomery

Sworn to and subscribed before me this 13 day of January, 2023

Notary Signature

My Commission Expires: 07/21/2025

Notary Seal:

Tanya R. Thomas
NOTARY PUBLIC
Montgomery County
MARYLAND
MY COMMISSION EXPIRES July 21, 2025