Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138

Karen Johnson Davidson County
Batch# 263569 DEEDWARR
07/29/2019 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,184.85
20190729-0074466

WARRANTY DEED

Effective as of **July 24, 2019**, 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, **Claudia B. Reynolds, unmarried,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC,** 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:

*Claudia B. Reynolds and William Dudley Anderson obtained title to 2005 19th Ave. S., Nashville, TN 37212 as joint tenants with rights of survivorship, by Quit Claim Deed dated July 16th, 2007, filed July 23rd, 2007, at Instrument No. 20070723-0087452 in the Register's Office of Davidson County, Tennessee. William Dudley Anderson died on June 27th, 2007, in Davidson County, Tennessee. Claudia B. Reynolds now conveys all her interest, individually and as the surviving joint tenant in the property described below.

Land in Davidson County, Tennessee, being the North 1/2 of Lot No. 32, on the Map of Blair's Revised Plan of Belmont Heights, as of record in Book 332, Page 117, Register's Office for Davidson County. Said part of said lot fronts 50 feet on the west side of 19th Avenue South and runs back between parallel lines 189 feet to an alley.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20070723-0087452, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 332, Page 117; all of record in the Register's Office of **Davidson County**, Tennessee; and **2019 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.

WITNESS the Grantor's hand in Davidson County, State of Tennessee, this the 23 day of July, 2019.

GRANTOR:

STEVE H. DEASY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Claudia B. Reynolds

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Claudia Reynolds** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein this the 23 day of July, 2019.

Notary Public

My Commission Expires:

May 3, 2021

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 2005 19th Ave. S., Nashville, TN 37212 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 104-12-0-165.00	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 **$590,501.00.** AFFIANT Subscribed and sworn to before me this 25th day of July, 2019. NOTARY PUBLIC Commission expires: 8-14-22

SUSAN PACK DAVIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm Exp. 08-14-22

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri S. Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

