Karen Johnson Davidson County
Batch# 304795 DEEDWARRSP
10/23/2019 10:25:30 AM 4 pgs
Fees: $23.00 Taxes: $1,180.30
20191023-0108646

Commitment Number: 19090616-Bung

After Recording, Send To:
BCHH, Inc.
181 Montour Run Road
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Sten Morgan and **Taylor Morgan**, 9536 Whitby Crest Court, Brentwood, TN 37027

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
081-10-0-028-00

SPECIAL WARRANTY DEED

MESA VERDE ASSETS, LLC, hereinafter grantor, whose address is **5001 Plaza on the Lake Suite 200 Austin, TX 78746**, for $319,000.00 (Three Hundred Nineteen Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Sten Morgan** and **Taylor Morgan**, hereinafter grantees, whose tax mailing address is **9536 Whitby Crest Court, Brentwood, TN 37027**, the following real property:

All that certain tract or parcel of land situate in the County of Davidson and State of Tennessee, more particularly described as: BEING Lot No. 1, Cumberland Gardens, Section Six, as of record in Book 3106, Page 117, Register's Office for said County. Said Lot No. 1 fronts 56 feet on the Westerly side of 26th Avenue North and runs back between lines 110 feet on the Northerly side and 110.8 feet on the Southerly side to the rear which measures 42 feet.
Property Address is: 1713 26th Avenue N, Nashville, TN 37208

The instrument constituting the Grantor's source of title in the property described herein was a Warranty Deed from Charles E. Gilliam, Jr., married, and Daryl M. Gilliam, married, as sole heirs of the Estate of Evelyn Gilliam, to MESA VERDE ASSETS, LLC, dated 03/15/2019 and recorded 03/19/2019 in Instrument No. 20190319-0024928.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on October 18, 2019:

MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Coordinator

STATE OF TEXAS
COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on October 18, 2019 by Alyssia Ventura its Closing Coordinator on behalf of **MESA VERDE ASSETS, LLC** who is personally known to me or has produced personally known as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

SHANNON STROTHEIDE
Notary ID #132189335
My Commission Expires
September 26, 2023

_____
Notary Public

Maximum principal indebtedness for Tennessee recording tax purposes is 319,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Pennsylvania
County of Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 319,000.00; which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 22nd day of October, 2019.

Thomas Workman
Affiant

Thomas Workman
Print Name

(Seal)

Heather L. Revay
Notary Public

My commission expires:

4-11-2022

Heather L. Revay
Print Name

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331166

True Copy Certification

I, Michael Krivoski, 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.

Signature

State of Pennsylvania

County of Allegheny

Heather L. Revay

Personally appeared before me, ~~[Name of Notary]~~, a notary public for this county and state,*[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Michael Krivoski

Notary's Signature

My Commission Expires: 4-11-2022

Notary' Seal (if on paper)

Commonwealth of Pennsylvania – Notary Seal
Heather L. Revay, Notary Public
Allegheny County
My Commission Expires April 11, 2022
Commission Number 1331156