Karen Johnson Davidson County
Batch# 361467 DEEDWARRSP
02/21/2020 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $2,175.60
20200221-0019527

Commitment Number: 20096770-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:
GEORGE FOLICKMAN, 2029 10TH AVE., S. NASHVILLE, TN 37204

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 10509026500

SPECIAL WARRANTY DEED

MESA VERDE ASSETS, LLC, hereinafter grantor, whose address is **5001 PLAZA ON THE LAKE, SUITE 200 AUSTIN, TX 78746**, for $588,000.00 (Five Hundred Eighty Eight Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **GEORGE FOLICKMAN**, hereinafter grantee, whose tax mailing address is **2029 10TH AVE., S. NASHVILLE, TN 37204**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Lot 32, W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1, W L B LAWRENCE PLAN, as shown on plat of record in Book 57, Page 84, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Note: Legal description in prior deeds erroneously misspell the subdivison name.

Said Lot No. 32 fronts 52 feet on the Southerly margin of Bate Avenue, formerly Cleveland Avenue, and extends back 145 feet to an alley line in the rear, measuring 57.5 feet thereon. Included in the above description but excluded herefrom is that portion of subject property shown on the Plan of 10th Avenue South. Rights of Way Dedication of record in Book 4060, Page 128, Said Register's office.

Parcel No. 10509026500
Property Address is: 2029 10TH AVE., S. NASHVILLE, TN 37204

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded as 20190402-0029927 in the Register's Office of Davidson County, Tennessee.

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 grantee forever.

Executed by the undersigned on February 14, 2020:

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

By: _____
Alyssia Ventura
Its: Closing Supervisor

STATE OF TEXAS
COUNTY OF TRAVIS
The foregoing instrument was acknowledged before me on Feb 14, 2020 by Alyssia Ventura its Authorized signor on behalf of **MESA VERDE ASSETS, LLC** who is personally known to me or has produced _____ 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.

Notary Public

COREY LEE JONES
Notary ID #132283722
My Commission Expires
December 13, 2023

Maximum principal indebtedness for Tennessee recording tax purposes is $588,000.00.
(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 $588,000.00, 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 19th day of February, 2020.

Affiant

MICHAEL KRIVOSKI
Print Name

(Seal)

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

*PAMUELA WOOD

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

Pamuela L. Wood

Notary's Signature

My Commission Expires: 2/7/21

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
PAMUELA L WOOD - Notary Public
Allegheny County
- My Commission Expires Feb 7, 2021
Commission Number 1305462