Karen Johnson Davidson County
Batch# 406905 DEEDWARRSP
05/28/2020 09:38:30 AM 4 pgs
Fees: $23.00 Taxes: $2,031.30
20200528-0054817

Commitment Number: 20102237-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:
CAROLE CROCKER, 1348 SW Bedenbaugh Ln., Lake City, FL 32025,

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
172 02 0 092.00

SPECIAL WARRANTY DEED

MESA VERDE ASSETS,LLC, hereinafter grantor, whose address is **5001 PLAZA ON THE LAKE SUITE 200, AUSTIN, TX 78746**, for $549,000.00 (Five Hundred Forty Nine Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **CAROLE DAVIS CROCKER**, hereinafter grantee, whose tax mailing address is 1348 SW Bedenbaugh Ln., Lake City, FL 32025, the following real property:

Land in Davidson County, Tennessee, being Lot 97, Section Five, Myrtlewood Estates, as shown on plat of record in Plat Book 6250, Page 910 & 911, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to MESA VERDE ASSETS, LLC by Warranty Deed from Barrington Gist and Khaisha Johnson, n/k/a Khaisha Gist, husband and wife, dated 07/15/2019 and recorded 07/18/2019 in Instrument No. 20190718-0070271.

Parcel ID: 172 02 0 092.00
Property Address is: 6128 STILLMEADOW DR., NASHVILLE, TN 37211

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 April 13th, 2020:

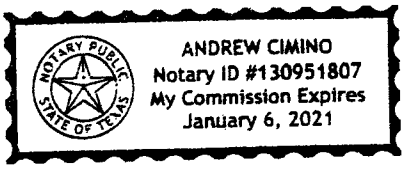
Alyson Cimino

MESA VERDE ASSETS,LLC

By: ALYSON CIMINO
Its: CLOSING SUPERVISOR

STATE OF Texas
COUNTY OF Travis
The foregoing instrument was acknowledged before me on April 13, 2020 by ALYSON CIMINO its CLOSING SUPERVISOR on behalf of **MESA VERDE ASSETS,LLC** who is personally known to me or has produced TX DL 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



Maximum principal indebtedness for Tennessee recording tax purposes is $549,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Travis

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is *, which amount is equal to or greater than that which the property would command at a fair and voluntary sale. *$549,000.00

Subscribed and sworn to before me

This 15th day of April, 20 20.

Affiant

Alyson Cimino
Print Name

(Seal)

Notary Public

My commission expires:

1/6/2021

Andrew Cimino
Print Name

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

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

Heather L. Revay

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 1331166