Prepared by:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 504972 DEEDWARR
10/30/2020 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20201030-0126560

After recording, return to:
Rochford Law & Real Estate Title
2200 Abbott Martin Road
Nashville, TN 37215

WARRANTY DEED

Effective as of **October 26, 2020,** 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, **MESA VERDE ASSETS, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Chrystin Matuszek and Kevin Matuszek, wife and husband,** 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:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Section Two, Chickering Park, of record in Book 2663, Page 73, in the Register's Office for said County, to which plat reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20190312-0022413** in the Register's Office of **Davidson County**, Tennessee. **The Grantor certifies that the herein property is strictly investment property and does not constitute as their homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 2663, Page 73; covenants, conditions and restrictions of record; all of record in the Register's Office of **Davidson County**, Tennessee; and **2021Davidson 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.

IN WITNESS the Grantor's hand in Travis County, State of Texas on this 26 day of Oct, 2020.

GRANTORS:

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

By: Alyson Cimino
Its: Closing Manager

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Alyson Cimino**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized signor of **MESA VERDE ASSETS, LLC**, the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and seal, at office in Travis **County**, State of Texas this 26 day of October, 2020.

Notary Public

My Commission Expires:
1/6/2021

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

New Owner Name and Address to: Chrystin N. Matuszek and Kevin M. Matuszek 1107 Chickering Park Dr. Forest Hills, TN 37215 Property Address: 1107 Chickering Park Dr. Forest Hills, TN 37215 Mail tax bills to: Chrystin N. Matuszek and Kevin M. Matuszek 1107 Chickering Park Dr. Forest Hills, TN 37215 Parcel I.D. Numbers: 144-06-0-017.00	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 $1,000,000.00. AFFIANT Subscribed and sworn to before me this 26 day of October, 2020. NOTARY PUBLIC Commission expires: 1/6/2021

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY