Warranty Deed

Karen Johnson Davidson County Batch# 583694 DEEDWARR 03/03/2021 03:52:30 PM 3 pgs Fees: $18.00 Taxes: $1,849.63 20210303-0027861	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $499,900.00. Lydia McHenry Affiant Subscribed and sworn to before me, this the 26th day of February, 2021. Notary Public My commission expires: 10/27/2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

CANDACE CLABO
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ian Lee Revereza Kimberly Novosel Revereza	New Owner(s)	094-01-0-333.00
811 South 14th Street	Same	
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MINDFUL HOME SOLUTIONS LLC, A NEVADA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IAN LEE REVEREZA AND WIFE, KIMBERLY NOVOSEL REVEREZA**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Section 1, Revised, Shelby Heights of record in Plat Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 61 fronts 60 feet on the Easterly side of South 14th Street and extends back 157.8 feet on the Northerly line and 155.3 feet on the Southerly line to a dead line, measuring 60.1 feet thereon.

Being the same property conveyed to William B. Young and wife, Juanita W. Young by Warranty deed from Nelson Way and wife, Gladys C. Way of record in Book 4855, page 490, Register's Office for Davidson County, Tennessee, dated September 25, 1974 and recorded on September 27, 1974.

Amended Order Authorizing Trustee's Sale of Property recorded on February 21, 2019 in Instrument No. 20190221-0015689

Notice of Trustee's Motion to Sell Property Free and Clear of Liens, Claims interests and Encumbrances recorded on , Instrument No. 20190221-0015690

Being the same property conveyed to Shelby Park 14 St. Trust by Trustee's Quitclaim deed from David G. Rogers, as Trustee for William Bernice Young of record in Instrument No.

20190221-0015691 Register's Office for Davidson County, Tennessee, dated February 13, 2019 and recorded on February 21, 2019.

Being the same property conveyed to CTP Funding, LLC DBA Capstone Financial by Trustee's deed from Wilson and Associates, PLLC of record in Instrument No. 20200221-0019388 Register's Office for Davidson County, Tennessee, dated February 14, 2020 and recorded on February 21, 2020.

Being the same property conveyed to Mindful Home Solutions, LLC, a Nevada Limited Liability Company by Warranty deed from Capstone Private Mortgage Holdings Limited Inc., an Arizona Corporation of record in Instrument No. 20200827-0097097 Register's Office for Davidson County, Tennessee, dated August 24, 2020 and recorded on August 27, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 811 South 14th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of February, 2021.

Mindful Home Solutions LLC, a Nevada Limited Liability Company

By: _____
Kelley Jeanne Mayo

By: _____
Shane Hamilton Mayo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kelley Jeanne Mayo, and Shane Hamilton Mayo,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the of Mindful Home Solutions LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

BRITNEY WEISBECKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Witness my hand and seal this 26th day of February, 2021.

_____
Notary Public

My Commission Expires: 9-2-2024

TRUE COPY CERTIFICATION

I, Elaine Herndon 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 documents executed and authenticated according to law.

Elaine Herndon 3/2/21

Signature/Date

STATE OF TENNESSEE
COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a notary public for this county and state, Elaine Herndon, 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: 10/27/2021

Notary's Seal:

CANDACE CLABO
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY