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

Karen Johnson Davidson County
Batch# 584949 DEEDWARR
03/04/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.13
20210304-0028685

WARRANTY DEED

Effective as of **February 3rd , 2021,** 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 **Meredith E. Donahue, unmarried,** 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. 60 on the Plan of Belmont Terrace Subdivision, as shown by plat and survey of record in Book 421, Page 101, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20190326-0027007** 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 her homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 84, Page 125; covenants, conditions and restrictions as set forth in Deed of record; all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson 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 Williamson County, State of Texas on this 3 day of February, 2021.

GRANTORS:

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

By: Alyssia Ventura
Its: Closing Manager

STATE OF TEXAS
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Alyssia Ventura**, 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 WILLIAMSON **County**, State of TEXAS this 03 day of ~~January~~ FEBRUARY 2021.

Notary Public

My Commission Expires:

09.01.2024

MICHELLE LEWIS
Notary Public, State of Texas
Comm. Expires 09-01-2021
Notary ID 131267092

New Owner Name and Address to: Meredith Donahue 1708 Primrose Ave. Nashville, TN 37212 Property Address: 1708 Primrose Ave. Nashville, TN 37212 Mail tax bills to: Meredith Donahue 1708 Primrose Ave. Nashville, TN 37212 Parcel I.D. Numbers: 117 04 0 386.00	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 $774,900.00. AFFIANT Subscribed and sworn to before me this 4 day of February, 2021. NOTARY PUBLIC Commission expires:

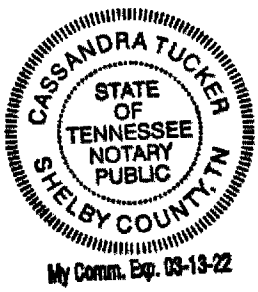
EMILY RHEA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-16-2023

I, Stevie Friesth, 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.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Cassandra Tucker, a notary public for this county and state, Stevie Friesth, 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: 3/13/22

Notary's Seal (If on paper)