Karen Johnson Davidson County
Batch# 600544 DEEDWARR
03/25/2021 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210325-0039785

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $300,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of March, 2021. Notary Public My commission expires: 05/08/2023

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
MESA VERDE ASSETS, LLC	New Owner(s)	119 10 0 152.00
5001 Plaza on the Lake Ste. 200		
Austin, TX 78746		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLAR ($10.00), 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, **KENT CHILDS AND WIFE, LOIS JILL CHILDS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC**, 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:

Located in Davidson County, Tennessee, Lot No. 11, on the Plan of Hidden Acres, as of record in Book 1130, Page 89, Register's Office for said County. Said Lot No. 11 fronts 75.0 feet on the Easterly side of Hartford Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to Kent Childs and Lois Jill Childs, husband and wife and Cotter Childs, a single man, as Tenants in Common with Right of survivorship by Warranty deed from Joshua Roy and Tayla Roy, husband and wife of record in Instrument No. 20160920-0099053 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 20, 2016.

Being the same property conveyed to Kent Childs and wife, Lois Jill Childs by Quitclaim deed from Cotter Childs of record in Instrument No. 20191125-0121591 Register's Office for Davidson County, Tennessee, dated October 18, 2019 and recorded on November 25, 2019.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 1130, Page 89; Declaration of Covenants, Conditions and Restrictions as shown by Plat Book 1394, Page 218; Plat Book 1428, Page 565; Plat Book 1432, Page 528; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

The address of the herein described property is believed to be 2726 Hartford Drive, Nashville, TN 37210, 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~~ 1st day of ~~February,~~ March 2021.

Kent Childs

Lois Jill Childs

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Hamilton
02-26-2021

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kent Childs and Lois Jill Childs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Shanna Sharpley
Notary Public

My Commission Expires: 11-12-2024

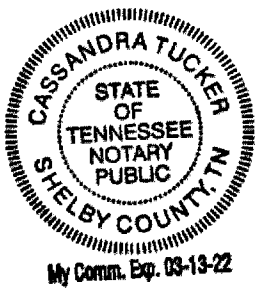
SHANNA SHARPLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

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)