Karen Johnson Davidson County
Batch# 609806 DEEDWARR
04/07/2021 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210407-0046413

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61684
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
MESA VERDE ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746-1053	MESA VERDE ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746-1053

TAX MAP PARCEL NUMBERS: 10511004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey Scott Curry, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **MESA VERDE ASSETS, LLC,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County,Tennessee, being part of Block "C" on the Plan of the partition of the Mary E. Hamilton Lands, as of record in Plat Book 2, page 94, Chancery Court at Nashville, being Lot No. 17 on the unrecorded plan of said Block "C" and parts of Block "A" and "B" of the Mary E. Hamilton Lands, described according to a survey made by John M. Sullivan, County Surveyor, January 25, 1947 as follows:
Beginning on the Northerly margin of Wingrove Avenue, at the southeast corner of the property conveyed to Robert Casey Pritchett and wife by deed from James Frank Jones and wife, of record in Book 1642, page 199, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 16 and 17; thence with the line between said two lots, northwardly 150.1 feet; thence South 86 deg. 59 minutes East 50 feet; thence South 2 degrees 32 minutes West 150.1 feet, more or less, to the northerly margin of Wingrove Avenue; thence with the same 50 feet to the beginning.

Being the same property conveyed to Jeffrey Scott Curry by Warranty Deed from Ann E. Nunley, unmarried, dated September 27, 2006 and recorded on October 2, 2006, of record in Inst. No. 20061002-0122006, Register's office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2021, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Chancery Court Plan Book 2, page 94, said Register's Office; Easement for sanitary sewers and for storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5452, page 35, said Register's Office.

This is improved property, known as 434 Wingrove Avenue, Nashville, TN 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of March, 2021

Jeffrey Scott Curry

State of Tennessee

County of Davidson

On this 26th day of March, 2021, before me the undersigned authority, personally appeared Jeffrey Scott Curry, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Sworn and subscribed before me this 1st day of April, 2021.

Notary

My Commission Expires: _____

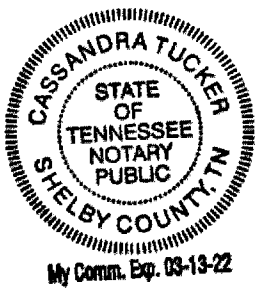
EMILY RHEA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-16-2023

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)