Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Avenue, Ste. 801
Memphis, Tennessee 38119

Karen Johnson Davidson County
Batch# 610794 DEEDWARR
04/08/2021 10:45:11 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20210408-0046802

WARRANTY DEED

Effective as of **March** 29 **, 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, **Harry L. Jones and wife, Kathy Ann Jones,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC,** 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:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31, Section One, Parkwood Estates, of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This real property being all or part of the property conveyed to Grantor by deed of record at Instrument No. 20210105-0001880, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 2900, Page 119 and 120; Covenants, Conditions and Restrictions of record in Plat Book 3136, Page 52, as amended in Book 3253, Page 591; 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.

WITNESS the Grantor's hand in Davidson County, State of Tennessee on this 29th day of March, 2021.

GRANTORS:

Harry L. Jones

Kathy Ann Jones

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Harry L. Jones and Kathy Ann Jones**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 29th day of March, 2021.

RHONDA S. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires:
11/6/2024

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Property Address: 3128 Richmond Hill Dr, Nashville, TN 37207 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On the Lake #200 Austin, TX 78746 Parcel I.D. Number: 050 14 0 210.00	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 **$243,000.00.** AFFIANT Subscribed and sworn to before me this 29th day of March, 2021. NOTARY PUBLIC Commission expires: 11/6/2024

RHONDA S. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY