Karen Johnson Davidson County
Batch# 618136 DEEDWARR
04/19/2021 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210419-0051977

TIDS INSTRUMENT PREPARED
BY: Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 210334071

Return To:
Summit Title and Escrow
6263 Poplar Ave. Ste. 801
Memphis, TN 38119

STEVIE FRIESTH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 05-08-23

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $315,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2021.

Notary Public
My Commission Expires: 05/08/2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Infonnation: Tax Parcel ID No.
MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	044 15 0 134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Raymond K Pruitt, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MESA VERDE ASSETS, LLC,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 283, Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office of Davidson County, Tennessee; fronting 60 feet on Hadley Avenue, containing 0.14 acre, more or less; to which Book reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Raymond K. Pruitt, a single man, by Warranty Deed from Bruce Wayne Smith and Janice Sue Smith, husband and wife, of record in Instrument No. 20050928-0116304, in the Register's Office of Davidson County, Tennessee, dated September 23, 2005 and recorded on September 28, 2005.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 1424, Page 68; Plat Book 1424, Page 69; Plat Book 1424, Page 101; and Plat Book 1835, Page 87; all of record in the Register's Office of Shelby 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.

This is improved property located at 803 Hadley Avenue Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor warrants this instrument is effective as of the 12th day of April, 2021.

Raymond K Pruitt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Raymond K Pruitt, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9 day of April, 2021.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

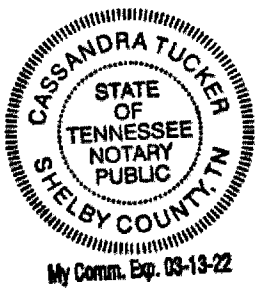
MY COMMISSION EXPIRES
DECEMBER 15, 2021

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)