Karen Johnson Davidson County
Batch# 620071 DEEDWARR
04/21/2021 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210421-0053301

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $280,000.00. Madison Allister Affiant Subscribed and sworn to before me, this the 15th day of April, 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)	072-12-0-003.00
5001 Plaza on the Lake, #200		
Austin, TX 78746		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **NOLEE ANDERSON, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Waters Place of record in Plat Book 332, Page (s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John N. Samerjian and wife, Debra K. Samerjian by Warranty deed from John C. Hemp and wife, Kaffee C. Hemp of record in Instrument No. 20000322-0029358 Register's Office for Davidson County, Tennessee, dated March 20, 2000 and recorded on March 22, 2000.

Being the same property conveyed to John W. Tidwell by Quitclaim deed from John N. Samerjian and Debra K. Samerjian of record in Instrument No. 20110610-0044757 Register's Office for Davidson County, Tennessee, dated June 10, 2011 and recorded on June 10, 2011.

Being the same property conveyed to Nolee Anderson, an unmarried woman by Warranty deed from John W. Tidwell, unmarried of record in Instrument No. 20190816-0082183 Register's Office for Davidson County, Tennessee, dated August 15, 2019 and recorded on August 16, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record in Plat Book 332, Page 136 and 137; Easements of record in Plat Book 456, Page 458; Declarations of Covenants, Conditions and Restrictions as shown by Plat Book 4191, Page 625, and 2021 year's taxes and subsequent years, a lien not yet due and payable, all in the Davidson County Register's Office.

The address of the herein described property is believed to be 1705 Hanover Road, Nashville, TN 37216, 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 15th day of April, 2021.

Nolee Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nolee Anderson, 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 15th day of April, 2021.

Notary Public

My Commission Expires: 5-3-21

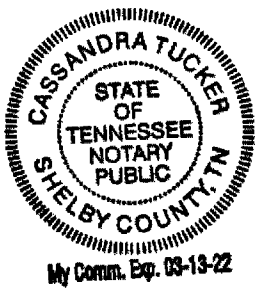
STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

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)