Karen Johnson Davidson County
Batch# 620576 DEEDWARR
04/22/2021 10:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210422-0053983

# WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Madison Allatson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 05/08/2023
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| MESA VERDE ASSETS, LLC | MESA VERDE ASSETS, LLC | Parcel ID: 082 12 0 163.00 |
| (NAME) 5001 Plaza On The Lake #200 | (NAME) 5001 Plaza On The Lake #200 | |
| (ADDRESS) Austin, TX 78746 Phone: (512) 851-8911 | (ADDRESS) Austin, TX 78746 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kem Investments, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MESA VERDE ASSETS, LLC**, hereinafter called the Grantees, 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. 3 in Leek Subdivision of the Arthur Tract, as of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.**

**Said Lot No. 3 fronts 50 Feet on the Westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.**

**Being the same property conveyed to KEM Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200210-0014828, in the Register's Office for Davidson County, Tennessee, dated January 31, 2020 and recorded on February 10, 2020.**
**This conveyance is subject (a) to all restrictions of record in Plat Book 547, Page 54 of record in the Davidson County Registers Office; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations; and 2021 Davidson County Taxes.**

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 404 Hart Ave , Nashville, TN 37206

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their 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 our hands this 19th day of April, 2021

Kem Investments, LLC

BY: _____
Isaiah Mills, Sole Member

**STATE OF TENNESSEE**
**COUNTY OF RUTHERFORD**

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Isaiah Mills** , whom I am personally acquainted and upon his/her/their oath acknowledged himself to be **Sole Member** and that he executed the foregoing instrument for the purpose therein contained by signing on behalf of **KEM Investments, LLC, a Tennessee limited liability company**

WITNESS my hand and official seal at Murfreesboro, Tennessee this 19th day of April, 2021.

_____
NOTARY

MY COMMISSION EXPIRES: 9.16.23

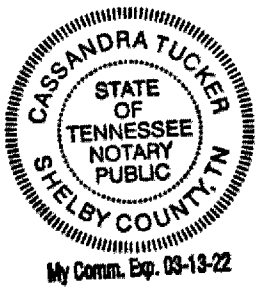
CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

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)