Karen Johnson Davidson County
Batch# 625930 DEEDWARR
04/29/2021 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,242.83
20210429-0057785

WARRANTY DEED
File No.: 2021-0112

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,900.00.

Madison Allister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2021.

Notary Public

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

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

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	91 8 A 2.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake #200	
Austin, TX 78746	Austin, TX 78746	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Roderick Desamour Thompson** has this day bargained and sold and does hereby transfer and convey unto, **MESA VERDE ASSETS, LLC**, their heirs and assigns, forever, that 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. 2, First Revision, St. Lukes A.M.E. Community, of record in Plat Book 7900, page 303, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roderick Desamour Thompson by Quitclaim Deed from Taylor Merritt Housing Cooperative, Inc. a Tennessee Non-profit Corporation of record in Instrument No. 20200908-0101965, Register's Office for Davidson County, Tennessee, dated September 8, 2020 and recorded on September 8, 2020.

This conveyance is further subject to restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, ST. LUKES A.M.E. COMMUNITY, as recorded in Book 7900, Page(s) 303; Declaration of Covenants, Conditions and Restrictions recorded in Book 8169, Page 733 and Termination of record in Book 10593, Page 345; Covenants, Conditions and Restrictions recorded in Book 10593, Page 393, and Book 10593, Page 395; Easement for Utility, recorded in Book 8091, Page 946; Permissive Use Agreement of record in Book 10593, Page 361; Affordability Restriction Agreement and Right of First Refusal of record in Book 10593, Page 409, in the Register's Office of Davidson County, Tennessee; along with 2021 Davidson
County Taxes that are not yet due and payable.

This is improved property known as: 912 Taylor Merritt Ct., Nashville, TN 37209

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 20 day of April, 2021.

Roderick Desamour Thompson

Roderick Desamour Thompson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, Jamie Mooney, a Notary Public for the County of and State of Tennessee, do hereby certify that Roderick Desamour Thompson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20 of April, 2021.

Notary Public

My Commission Expires: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

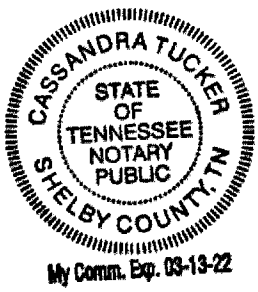
CORNERSTONE TITLE OF TENNESSEE LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

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)