Karen Johnson Davidson County
Batch# 635829 DEEDWARR
05/13/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,542.90
20210513-0064879

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **April 1, 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, **Lisa M. Cross,** unmarried 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:

Land in Davidson County, Tennessee, being the South part of Lot No. 50 and the South part of the West part of Lot No. 49, on the map of W. S Ashworth's Resubdivision of Lots 47, 48, 49 & 50 of the Town of Brownsville, of record in Book 161, Page 153, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Westerly margin of Riverside Drive, now widened and established 110 feet South of the South margin of Carter Street; thence Westerly 177 feet more or less to a point which is 110 feet South of the South margin of Carter Street; thence Southerly 52.5 feet to the North margin of an alley; thence with the same margin of the same Easterly 177 feet more or less to the West margin of Riverside Drive; thence with the margin of the same, Northerly 50 feet to the point of the beginning.

This real property being all or part of the property conveyed to Lisa M. Cross, by warranty deed of record in Instrument No. 20010308-0022248 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 Book 161, Page 153; declaration of covenants, conditions and restrictions recorded at Book 1191, Page 94; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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 1 day of ~~April~~ MAY 2021.

GRANTORS:

Lisa M. Cross

Lisa M. Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Lisa M. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of 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 1 day of ~~April~~ MAY 2021.

Terry Lee Alexander
Notary Public

My Commission Expires:

TERRY LEE ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 9, 2023

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1206 Riverside Dr., Nashville, Tennessee 37206 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 083 03 0 155.00	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 **$417,000.00** AFFIANT Subscribed and sworn to before me this 1 day of ~~April~~ MAY 2021. NOTARY PUBLIC Commission expires: 05/08/2023

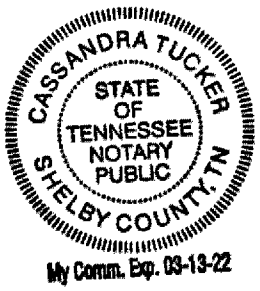
STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

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)