Karen Johnson Davidson County
Batch# 635852 DEEDWARR
05/13/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $978.65
20210513-0064913

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Avenue
Memphis, TN 38119

WARRANTY DEED

Effective as of May 4, 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, **Phyllis Jean Terry, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARVM 5, 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:

> Being all of Lot No. 38, on the Map of Nawakwa Hills Powwow Addition – Section No. 2, as shown by Plat appearing of record in Plat Book 974, Page 10, of the register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for more complete details of said lot.
>
> This real property being all or part of the property conveyed to Grantor by Warranty Deed at Instrument No. 20090901-0082016, in the Register's Office of Davidson County, Tennessee.

This property is being conveyed subject to Subdivision Restrictions, building lines and easements of record in Plat Book 974, Page 10 of record the Register's Office of Davidson 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.

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.

~Signature Page to Follow~

WITNESS the Grantor's hand in Memphis, Tennessee on this 1 day of May, 2021.

Phyllis Jean Terry

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Phyllis Jean Terry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on this 1 day of May, 2021.

Notary Public

My Commission Expires: Aug. 17, 2024

ESSENCE HENNELLY
MY COMMISSION # HH 33237
EXPIRES: August 17, 2024

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1416 Mohawk Trail, Madison, TN 37115 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 $264,500.00 AFFIANT Subscribed and sworn to before me this 4 day of May, 2021. NOTARY PUBLIC Commission expires: _____

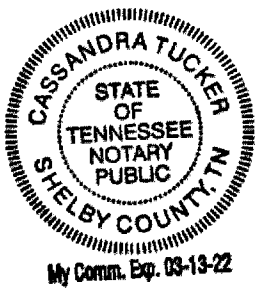
EMILY RHEA
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 01-16-2023

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)