This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-11626-RC

Karen Johnson Davidson County
Batch# 636785 DEEDWARR
05/14/2021 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210514-0065497

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Madison Allen
Affiant

Subscribed and sworn to before me, this the 21st day of April, 2021.

Notary Public
My Commission Expires: 1-16-2023

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MESA VERDE ASSETS, LLC 5001 Plaza on the Lake #200 Austin, TX 78746	MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911	091-08-0A-012.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Ella Porche, 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. 12 on the Plan of First Revision, St. Lukes A.M.E. Community of record in Plat Book 7900, Page 303, 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 Ella Porche, by Quitclaim Deed from Taylor Merritt Housing Cooperative, Inc. a Tennessee Non-profit Corporation, of record in Instrument No. 20200908-0101977, Register's Office for Davidson County, Tennessee, dated September 8, 2020 and recorded on September 8, 2020.

This is ☒ improved or ☐ unimproved property located at: **903 Taylor Merritt Court, Nashville, TN 37209.**

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record as shown in Plat Book 421, Page 49; Plat Book 7900, Page 185; Plat Book 7900, Page 303; Easements of record as shown in Plat Book 8091, Page 946; Declaration of Covenants, Conditions and Restrictions as shown in 8169, Page 733; Plat Book 10593, Page 393; Plat Book 10593, Page 409; Plat Book 10593, Page 361, all of record in the Register's Office of Davidson County, along with 2021 Davidson County taxes not yet due and payable.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of April, 2021.

GRANTOR:

Ella Porche

Ella Porche

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ella Porche, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of April, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Jim Myers

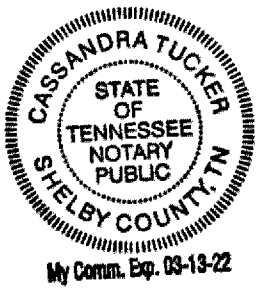
Notary Public
My Commission expires: 11-6-2024

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)