Karen Johnson Davidson County
Batch# 646717 DEEDWARR
06/01/2021 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20210601-0072860

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TN) COUNTY OF Shelby) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00 Madison Allen Affiant Subscribed and sworn to before me, this 28th day of April, 2021 Notary Public My Commission Expires: 3/13/22

CASSANDRA TUCKER NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN MY COMM. EXP. 03-13-22

WARRANTY DEED

Address New Owner: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin,TX 78746 Phone:(512) 851-8911	Send Tax Bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin,TX 78746 Phone:(512) 851-8911	Tax Information: Tax Parcel ID No. 091160212.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD H. WISEMAN, WIDOWED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MESA VERDE ASSETS, LLC** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 206, Block 9 as shown on the map entitled Charlotte Park Company's First Addition, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 206 fronts 50 feet on the Southerly side of Elkins, formerly Second, Avenue and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to EDWARD H. WISEMAN AND WIFE, LINDA H. WISEMAN, by deed from HILLARY E. LAWRENCE AND WIFE, SADIE LAWRENCE, of record in Book 5712, page 967, dated February 18, 1981, said Register's Office. The said Linda H. Wiseman having since died on or about July 19, 2015, leaving Edward H. Wiseman the surviving tenant by the entirety.

This is unimproved property commonly known as: **4306 Elkins Avenue, Nashville, TN 37209**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of April, 2021.

Edward H Wiseman

EDWARD H. WISEMAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD H. WISEMAN.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28th day of April, 2021.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

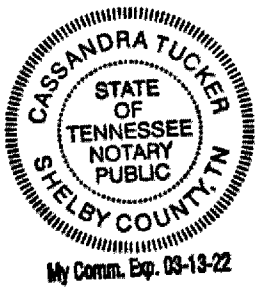
Notary Public
My Commission Expires: 5-02-2022

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)