Karen Johnson Davidson County
Batch# 648165 DEEDWARR
06/02/2021 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $899.10
20210602-0074003

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 **May 18, 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, **Joseph Tichenor, married** 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 Lot No. 245 on the Plan of The Heffernan Place, Block 16, of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Joseph Tichenor, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20210316-0034946, in the Register's Office of Davidson County, Tennessee, dated February 19, 2021 and recorded on March 16, 2021. The Grantor certifies that the herein property is strictly investment property and does not constitute as his homestead

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Heffernan Place, as recorded in Plat Book 161, Page(s) 138; 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 El Paso County, State of Colorado on this 18th day of May, 2021.

GRANTORS:

Joseph Tichenor

STATE OF Colorado
COUNTY OF El Paso

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Joseph Tichenor, 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 18th day of May, 2021.

Notary Public

My Commission Expires:
4/12/2025

SIERRA MARIE CHURCHILL GRUBBS
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20214013952
MY COMMISSION EXPIRES APR 12, 2025

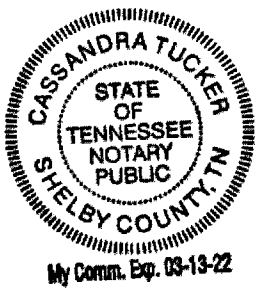
Address of New Owner: (Buyer) **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911 Property Address: 2419 Eden St., Nashville, Tennessee 37208 Mail tax bills to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911 Parcel I.D. Numbers: 092 02 0 451.00	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 **$243,000.00** AFFIANT Subscribed and sworn to before me this 18th day of May, 2021. NOTARY PUBLIC Commission expires: 4/12/2025 SIERRA MARIE CHURCHILL GRUBBS NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20214013952 MY COMMISSION EXPIRES APR 12, 2025

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)