Karen Johnson Davidson County
Batch# 652954 DEEDWARR
06/09/2021 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210609-0077427

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 **June 2, 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, **Kimmette Van Houzen, an unmarried woman** 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. 2 of the resubdivision of Lot No. 56 and 58 on the Revised Plan of Section "E", Village of Old Hickory, of record in Plat Book 3700, Page 105, Register's Office for Davidson County, Tennessee.

Included in said legal, but excluded herein is any portion of said lot that may have been conveyed in Book 4624, Page 289, Register's Office for Davidson County, Tennessee.

This real property being all or part of the property conveyed to **Kimmette Van Houzen,** by deed of record in Instrument No. **20160121-0006017** 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 3700, Page 105, Book 1424, Page 132; Declaration of covenants, conditions and restrictions recorded at Book 2033, Page 409, Book 2447, Page 151; 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 Wilson County, State of Tennessee on this 2nd day of June, 2021.

GRANTORS:

Kimmette Van Houzen

STATE OF TN
COUNTY OF Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Kimmette Van Houzen,** 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 2nd day of June, 2021.

Notary Public

My Commission Expires:

05-19-23

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1902 Overton St., Old Hickory, TN 37138 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 053 07 0 012.00	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 **$275,000.00** AFFIANT Subscribed and sworn to before me this 3rd day of June, 2021. NOTARY PUBLIC Commission expires: July 7, 2021

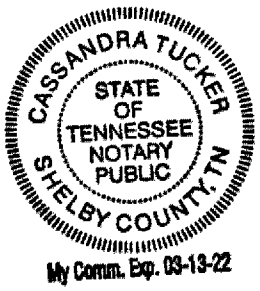
NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

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)