Karen Johnson Davidson County
Batch# 652956 DEEDWARR
06/09/2021 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,354.20
20210609-0077429

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave. Ste. 801
Memphis, TN 38119
(901) 881-8600

WARRANTY DEED

Effective as of **June /, 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, **Harlan Grant Rice, 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:

Lot 55, Section Two, Donelson Meadows, as shown on plat of record in Plat Book 2133, Page 100-101, in the Office of the Register of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Harlan Grant Rice, by Warranty Deed from Jonathan Arbuckle, A Married Man, of record in Instrument No. 20171211-0125941, in the Register's Office of Davidson County, Tennessee, dated December 07, 2017 and recorded on December 11, 2017. Grantor does hereby warrant said property was not used as their martial residence, and only for investment purposes.

This property is unencumbered except for declaration of covenants, conditions and restrictions recorded at Book 2238, Page 361, and easements of record as shown in Plat Book 2133, Page 100 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 Sumner County, State of Tennessee on this 1st day of June, 2021.

GRANTORS:

Harlan Grant Rice

STATE OF Tennessee
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Harlan Grant Rice, 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 1st day of June, 2021.

Notary Public

My Commission Expires: 6-22-2021

LINDA L. POWELL
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2137 Brookview Dr Nashville TN 37214 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 084-10-0-071.00	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 **$366,000.00** AFFIANT Subscribed and sworn to before me this 2nd day of June, 2021. NOTARY PUBLIC Commission expires: July 7, 2021

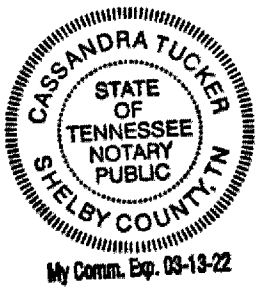
NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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)