Karen Johnson Davidson County
Batch# 657018 DEEDWARR
06/15/2021 01:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,587.30
20210615-0080661

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210434689**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me, this 4th day of June, 2021. Notary Public My Commission Expires: July 3, 2021

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

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. 071-03-0-092.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jacob H. Nance, unmarried** ("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) 31, as shown on the map entitled C.L. Morris Subdivision, of record in Plat Book 1835, page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JACOB H. NANCE, by deed from DANNY RAY KISTNER, EXECUTOR OF THE ESTATE OF CHARLES HERMAN KISTNER, of record in Instrument No. 20171019-0107081 , dated October 16, 2017 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 071-03-0-092.00.

Matters shown on the Plan of record in Plat Book 1835, page 116, said Register's Office.

Easements of record in Book 3984, Page 659 and Book 4897, Page 81, said Register's Office.

This is improved property located at 112 Donald Street Nashville TN 37207

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, 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 4th day of June, 2021.

Jacob H. Nance

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jacob H. Nance, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of June, 2021.

Notary Public

My Commission Expires: 07-09-2022

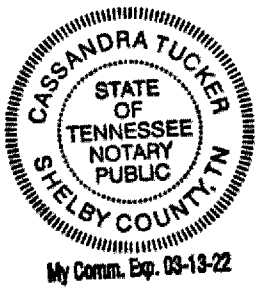


I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

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)