Karen Johnson Davidson County
Batch# 657102 DEEDWARR
06/15/2021 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210615-0080770

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Shelby TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: July 3, 2021
File No. G21-12830

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MESA VERDE ASSETS, LLC (NAME)	MESA VERDE ASSETS, LLC (NAME)	051-07-0-037
5001 Plaza On The Lake, #200 (STREET ADDRESS)	5001 Plaza On The Lake, #200 (STREET ADDRESS)	
Austin, TX 78746 (CITY) (STATE) (ZIP)	Austin, TX 78746 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Agnes Dale Hooper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Map of Pleasant Acres, Section III, of record in Book 2083, Page 66, Register's Office for said County.

Said Lot No. 26 fronts 154.21 feet on the northerly side of Due West Avenue, and runs back 325 feet on the westerly line and 325.6 feet on the easterly line to a dead line in the rear on which it measures 147.37 feet.

Being the same property conveyed to Cyrus Oscar Hooper and wife, Mabel Agnes Hooper by Deed dated July 30, 1987, recorded July 30, 1987, in Book 7311, Page 266, in the Register's Office of Davidson County, Tennessee. The said Cyrus Oscar Hooper died March 31, 1999 leaving Mabel Agnes Hooper as tenant by the entirety. The said Mabel Agnes Hooper died August 29, 2018. See the Last Will and Testament of Mabel Agnes Hasty Hooper listing Agnes Dale Hooper as Devisee, of record in Instrument 20180809-0078775, Register's Office for said County and in Case No. 18P1326, Circuit Court for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2083, Page 66, Register's Office for Davidson County, Tennessee.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 312 West Due West Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my/our hand(s) this 3rd day of June, 2021.

Agnes Dale Hooper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of June, 2021, before me personally appeared Agnes Dale Hooper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of June, 2021.

Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

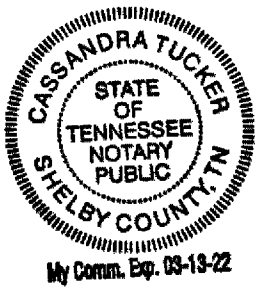
SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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)