Karen Johnson Davidson County
Batch# 666876 DEEDWARR
06/28/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.13
20210628-0087433

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

WARRANTY DEED

Effective as of **June 22, 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, **Jerry W. White and Wife, Scheryl M. White,** 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 Shelby County, State of Tennessee, and described as follows:

Being Lot No. 37 on the plan of Eva-Mor Heights Subdivision, of record in Book 1424, Page 149, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 37 fronts 65 feet on the east side of Graylynn Drive and runs back between lines 293.99 feet on the North Line and 292.03 feet on the South line to a dead line in the rear, and measures 51.43 feet thereon.

This real property being all or part of the property conveyed to Grantor by deed of record in Instrument No. **20040927-0116272** 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 1424, Page 149; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4278, Page 4 and Book 4292, Page 60; all of record in the Register's Office of **Davidson County**, Tennessee; and **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 Shelby County, Tennessee on this ___ day of June, 2021.

GRANTOR:

Jerry W. White

Scheryl M. White

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared **Jerry W. White and Scheryl M. White** , 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 for the purposes therein contained.

WITNESS my hand and seal this 23rd day of **June, 2021.**

Wendy G Haddix
Notary Public

WENDY G HADDIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

July 3, 2023

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Phone: (512) 851-8911 Property Address: 231 Graylynn Drive Nashville, TN 37214 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: 095 08 0 097.00	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 $364,900.00. AFFIANT Subscribed and sworn to before me this 25th day of June, 2021. NOTARY PUBLIC Commission expires: July 3, 2021

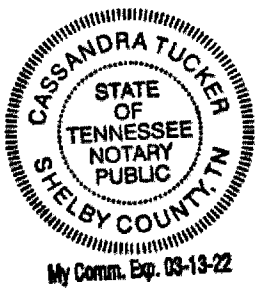
NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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)