Karen Johnson Davidson County
Batch# 668358 DEEDWARR
06/30/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20210630-0088741

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/08/2022

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: MESA VERDE ASSETS, LLC	SEND TAX BILLS TO: MESA VERDE ASSETS, LLC	MAP-PARCEL NUMBERS
(NAME) 5001 PLAZA ON THE LAKE, SUITE 200	(NAME) 5001 PLAZA ON THE LAKE, SUITE 200	16103015000
(ADDRESS) AUSTIN, TX 78746	(ADDRESS) AUSTIN, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **MUSIC CITY FINANCIAL, LLC, A TEXAS LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, 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. 31 on the Plan of McMurray Park of record in Plat Book 5050, Page 89, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 31 fronts 62.00 feet on the Easterly margin of north Hilson Drive and extends back between parcel lines 176.08 feet to a dead line in the rear.

Being the same property conveyed to Jerry Bruce Calvin and wife, Debra Smith Calvin by Warranty deed from Jerry G. Richardson and wife, Kendra Richardson of record in Book 8370, page 653, Register's Office for Davidson County, Tennessee, dated June 07, 1991 and recorded on June 10, 1991.

Being the same property conveyed to Music City Financial, LLC by Warranty deed from Jerry Bruce Calvin and wife, Debra Smith Calvin of record in Instrument Number _____202106300088740_____, Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on _____.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plan of record in Plat Book 5050, Page 89, Restrictions of record in Book 5185, Page 137, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 5032 N Hilson Dr. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 my hand this 28th day of June, 2021.

MUSIC CITY FINANCIAL, LLC

By Noah Viddal, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Noah Viddal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of MUSIC CITY FINANCIAL, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and official seal, this 28 day of June, 2021.

Notary Public

My Commission Expires: 1-6-25

CARI ALLEN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
DAVIDSON COUNTY

Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022