Karen Johnson Davidson County
Batch# 672456 DEEDWARR
07/07/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210707-0091554

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **June 25th, 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, **Marcus L. Brown, single** 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:

Being the Easterly ½ of Lot No.28 on the Plan of East Hill Addition, of record in Book 332, Page 33, Register's Office, Davidson County, Tennessee.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record in Book 5223, Page 564 in the Register's Office of **Davidson County,** Tennessee. Betty Lou Brown departed this life on August 31st, 2011 by Certificate of Detah No. 1105094 in the Tennessee Department of Health; Marcus L. Brown is heir through tenants by the entirety with rights of survivorship, as surviving spouse.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 332, Page 33; 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 Davidson County, State of Tennessee on this 26 day of June, 2021.

GRANTORS:

Marcus L. Brown

Marcus L. Brown

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Marcus L. Brown** 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 26 day of June, 2021.

Notary Public

My Commission Expires:
Douglas R. Sipes
Commission Expires
March 03, 2025

DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

New Owner Name and Address to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
916 Delmas Ave.,
Nashville, TN 37216

Mail tax bills to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers:

072 09 0 227.00

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 **$450,000.00**

AFFIANT

Subscribed and sworn to before me this 26 day of June, 2021.

NOTARY PUBLIC

My Commission Expires:
Douglas R. Sipes
Commission Expires
March 03, 2025

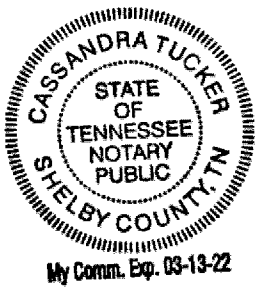
DOUGLAS R. SIPES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)