Karen Johnson Davidson County
Batch# 673763 DEEDWARR
07/09/2021 09:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20210709-0092683

ERIK CARLISLE
Notary Public - State of Georgia
Worth County
My Commission Expires Jul 24, 2023

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Katherine M. Dean
Affiant

Subscribed and sworn to before me, this 24th day of April, 2021.

Notary Public

My commission expires: July 21, 2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	81-7-99.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746	Austin, TX 78746	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Alyson Straight, a married person, as to a 50% undivided interest Katherine M. Dean, a single person, as to 50% undivided interest

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

MESA VERDE ASSETS, LLC

(hereinafter called the "Grantee"), its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. A on the Plan of Re-Subdivision of Lots 5&6, Ira Crandalls Subdivision of Lots 4 and 15, Buena Vista of record in Plat Book 4460, Page 102, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alyson Straight and Adam J. Straight, husband and wife as to a 50% undivided interest and Katherine M. Dean, a single person, as a 50% undivided interest by Quitclaim deed from Alyson Straight, a married person and Katherine M. Dean, a single person of record in Instrument No. 20170209-0013631 Register's Office for Davidson County, Tennessee, dated January 6, 2017 and recorded on February 09, 2017.

Being the same property conveyed to Alyson Straight, a married person, as to a 50% undivided interest by Quitclaim deed from Alyson Straight and Adam J. Straight, husband and wife as to a 50% undivided interest of record in Instrument No. 20200304-0023791 Register's Office for Davidson County, Tennessee, dated July 8, 2020 and recorded on March 04, 2020; this house never having been the marital residence of Alyson Straight and Adam J. Straight.

This is improved property known as **2009 12th Ave N, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 24th day of April, 2021.

Alyson Straight

Katherine M. Dean

STATE OF Louisiana
COUNTY OF Orleans

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alyson Straight, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 24th day of April, 2021.

Notary Public Randy J. Bourgeois #24009
My Commission Expires: Perpetual

Being the same property conveyed to Alyson Straight, a married person, as to a 50% undivided interest by Quitclaim deed from Alyson Straight and Adam J. Straight, husband and wife as to a 50% undivided interest of record in Instrument No. 20200304-0023791 Register's Office for Davidson County, Tennessee, dated July 8, 2020 and recorded on March 04, 2020; this house never having been the marital residence of Alyson Straight and Adam J. Straight.

This is improved property known as **2009 12th Ave N, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 24th day of April, 2021.

_____
Alyson Straight

Katherine M. Dean
Katherine M. Dean

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Alyson Straight, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this _____ day of April, 2021.

_____
Notary Public
My Commission Expires: _____

STATE OF GA
COUNTY OF Worth

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Katherine M. Dean, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 24th day of April, 2021.

Notary Public
My Commission Expires: July 24th, 2023

ERIK CARLISLE
Notary Public - State of Georgia
Worth County
My Commission Expires Jul 24, 2023

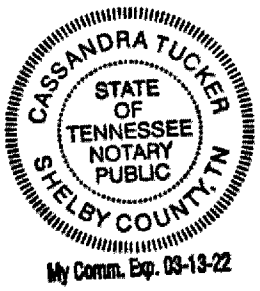
Lenders Title File No. 21-000248-525

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)