Karen Johnson Davidson County
Batch# 676104 DEEDWARR
07/13/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210713-0094392

WARRANTY DEED

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF July, 20 21.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) May 18, 2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	
(NAME) 5001 Plaza On The Lake #200	(NAME) 5001 Plaza On The Lake #200	093 16 0 124.00
(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, **Spencer E. Rollins and Ngozi Rollins, husband and wife,** 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, 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 the Easterly part of Lot No. 127 on the Map of Maury and Claiborne's Addition of record in Book 21, Page 84 in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 127 fronts 35 feet on the westerly side of Lewis Street and runs back between parallel lines 115 feet to a deadline.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 21, Page 84, 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.

unimproved
This is improved x property, known as 110 Lewis St. Nashville, TN 37210
(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 6th day of July, 2021.

Spencer E. Rollins

Ngozi Rollins

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Spencer E. Rollins and Ngozi Rollins**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of July, 2021.

Notary Public

My Commission Expires: 12.7.2024

NICHOLE DOWLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-7-2024

Tennessee Certification of Electronic Document

I, Steve Frosth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07-06-2021 (date of document).

Affiant Signature

07/12/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22