Karen Johnson Davidson County
Batch# 678794 DEEDWARR
07/19/2021 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210719-0096340

WARRANTY DEED

STEVIE FRIESTH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 05-08-23

STATE OF TN
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF July, 2021

Notary Public

MY COMMISSION EXPIRES: 05/08/2023
(AFFIX SEAL)

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)	(NAME)	
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	082 03 0 204.00
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	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, **Edward James O'Hara, single man,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly 10 feet of Lot No. 42, and the Southerly 40 feet of Lot No. 43, on the plan of the Benedict Land Co's, Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for said County. Said Northerly part of Lot No. 42 and the Southerly part of Lot No. 43, front together 5- feet on the East side of Stockell Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Edward James O'Hara married, by Warranty Deed from Harold Dean Gregory and Maxie Darrell Gregory and Donald Elvin Gregory of record in Instrument No. 20000515-0048394 in the Register's Office of Davidson County, Tennessee, dated April 28, 2000 and recorded on May 15, 2000.

This conveyance is subject to all easements, restrictive covenants and conditions including Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Benedict Land Co's, Subdivision of the Lindsley Tract, as recorded in Plat Book 332, Page(s) 40 and **including any and all items set out on applicable plat of record.**

Effective date July 12, 2021

unimproved
This is improved x property, known as 1011 Stockell St. Nashville, TN 37207
(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 9th day of July, 2021.

Edward James O'Hara

Edward James O'Hara

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Edward James O'Hara**, 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 9th day of July, 2021.

Cheryl Rodgers

Notary Public

My Commission Expires: 11-20-2023

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 07-12-2021 (date of document).

Affiant Signature

7/15/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 18th 2025

NOTARY'S SEAL

