Karen Johnson Davidson County
Batch# 680836 DEEDWARR
07/21/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,280.20
20210721-0097958

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $346,000.00

Affiant

Subscribed and sworn to before me, this 15 day of July, 2021.

Notary Public

My commission expires: 05/08/2023

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MESA VERDE ASSETS, LLC	**New Owner**	**07112001500**
5001 Plaza On The Lake #200	**5001 Plaza On The Lake #200**	
Austin, TX 78746	**Austin, TX 78746**	

EFFECTIVE July 15, 2021, FOR AND IN 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 ACKNOWLEDGE, WE,

James C. Baker and Marsha J. Baker, 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 GRANTEES, 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. 1 on the Resubdivision Plat of Lot No. 1, Plan of Trinity Heights Addition, a plat of which is of record as Instrument No. 20210616-0081354, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being a portion of the same property conveyed to James C. Baker and wife, Marsha J. Baker, by Warranty Deed from Harold Cobb, Annie May Myers, Vernon Cobb, and Patricia Faye Blair, dated July 20, 1994, of record in Book 9416, Page 102, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that appear at Book 161, Page 36, and at Instrument number **20210616-0081354** of record in the Register's Office of Davidson County, Tennessee

This is improved (_X_) unimproved (_____) property known as 1500 Lischey Avenue, Nashville, TN 37207.

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 in 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.

James C. Baker Date: 07-15-2021
James C. Baker

Marsha Goff Baker Date: 07-15-2021
Marsha J. Baker

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, James C. Baker and Marsha J. Baker, the within named Grantor(s), with whom I am personally ~~acquainted~~ (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2021.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Stevie Friesh, 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 07-15-2021 (date of document).

Affiant Signature

05/08/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

