Karen Johnson Davidson County
Batch# 681655 DEEDWARR
07/22/2021 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20210722-0098484

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Shelby THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2021. Notary Public MY COMMISSION EXPIRES: May 18, 2025 (AFFIX SEAL)

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-744

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MESA VERDE ASSESTS, LLC	MESA VERDE ASSETS, LLC	091 09 0 231.00
(NAME) 5001 Plaza On The Lake, #200	(NAME) 5001 Plaza On The Lake, #200	
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Arthur Logan Hillman, an unmarried man and Arthur William Hillman and Abby Hillman, husband and wife** (the **"Grantor(s)"**), have bargained and sold, and by these presents does hereby transfer, grant and convey to **MESA VERDE ASSETS, LLC** (the **"Grantee(s)"**), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the **"Property"**), to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on CROLYWOOD SUBDIVISION, SECTION II, Block E, of record in Book 1130, page 100, Register's Office for Davidson County.

Being the same property conveyed to Arthur Logan Hillman, an unmarried man and Arthur William Hillman, a married man, as joint tenants with right of survivorship, by Warranty Deed from James L. Baker, surviving tenant by the entirety, of record in Instrument No. 20170522-0050759, in the Register's Office of Davidson County, Tennessee, dated May 19, 2017 and recorded on May 22, 2017.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easement

of record, (4) all applicable subdivision/condominium assessments, covenants, bylaws, restrictions,declarations, and easements of record, and (5) any applicable building restrictions.

This is property located at 6357 Alamo Place, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor(s) covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor(s) further covenant with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor(s) further covenant and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor(s) have executed this Warranty Deed the 2nd day of July, 2021.

GRANTOR(S):

Arthur Logan Hillman

STATE OF Iowa)

COUNTY OF Polk)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Arthur Logan Hillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1 day of July, 2021.

LUCERO VELAZQUEZ
Commission Number 822647
My Commission Expires
December 10, 2022

Notary Public

My Commission Expires: 12-10-2022

GRANTOR(S):

Arthur William Hillman

Abby Hillman

STATE OF TN)

COUNTY OF Jefferson

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Arthur William Hillman, and Abby Hillman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 1 day of July, 2021.

TONY THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY

Notary Public

My Commission Expires: 9-3-2023

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 07-02-2021 (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

