Karen Johnson Davidson County
Batch# 682727 DEEDWARR
07/23/2021 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210723-0099253

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

WARRANTY DEED

Effective as of **July 19th, 2021**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Ryan Banham, a single man,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Shelby County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot 85, Section II, Castlewood Estates, as in Book 2331, Page 91, said Register's Office, to which plan reference is herein made.

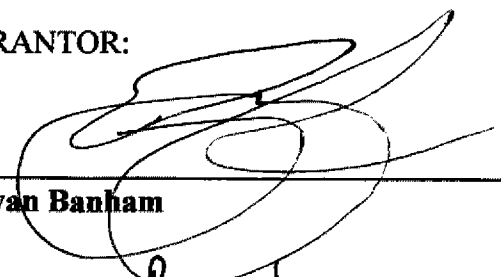
Being the same property conveyed to Ryan Banham, a married man, by Quitclaim Deed from Mr. Periwinkle, LLC, of record in Instrument No 20180727-0073374, in the Register's Office of Davidson County, Tennessee, dated July 26, 2018 and recorded on July 27, 2018. The Grantor certifies that the herein property is strictly investment property, does not constitute as his homestead, and is not subject to any marital rights of the former spouse of the Grantor.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 2331, Page 91; all 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.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in Allegheny County, Pennsylvania on this 17th day of July, 2021.

GRANTOR:

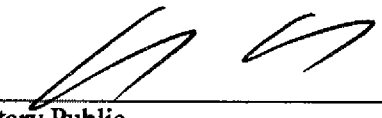


Ryan Banham

STATE OF Pennsylvania
COUNTY OF Allegheny

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Ryan Banham,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of their own free act and deed for the purposes therein contained.

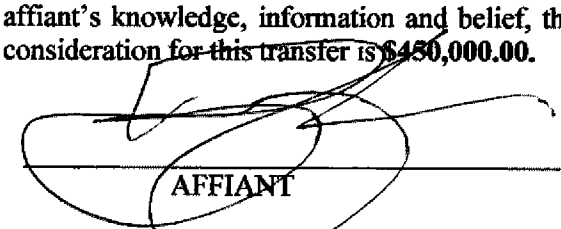
WITNESS my hand and seal, at office in Allegheny **County,** Pennsylvania this 17th day of July, 2021.



Notary Public

My Commission Expires:
01/30/2023

Commonwealth of Pennsylvania - Notary Seal
Adam Richardson, Notary Public
Allegheny County
My commission expires January 30, 2023
Commission number 1341831
Member, Pennsylvania Association of Notaries

New Owner Name and Address to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2311 Selma Ave Nashville, TN 37214 Mail tax bills to: **MESA VERDE ASSETS, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 084 15 0 023.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$450,000.00.**  AFFIANT Subscribed and sworn to before me this 17th day of July, 2021.  NOTARY PUBLIC Commission expires: 01/30/2023

Commonwealth of Pennsylvania - Notary Seal
Adam Richardson, Notary Public
Allegheny County
My commission expires January 30, 2023
Commission number 1341831
Member, Pennsylvania Association of Notaries

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 07-19-2021 (date of document).

Affiant Signature

05/08/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 10 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

