Karen Johnson Davidson County
Batch# 692481 DEEDWARR
08/06/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20210806-0106306

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

WARRANTY DEED

Effective as of **July, 26th, 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, **Misti Nippert, Administratrix of Estate of Judy Ann Shroder,** 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 Davidson County, State of Tennessee, and described as follows:

Lot 269, Section Four, Sherwood Forest, as shown on plat of record in Plat Book 4460, Page 182 and 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Judy Ann Shroder, by Quit Claim Deed, from Steve Shroder, Sr., of record in Book 10433, Page 166, in the Register's Office of Davidson County, Tennessee, dated March 31, 1997 and recorded on April 29, 1997. (Value or consideration as shown in aforementioned deed $0.00).

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 4460, Page(s) 182-183; covenants, conditions and restrictions as set forth in Deed recorded in Record Book 4704, Page 448; all of record in the Register's Office of Davidson County, 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 Davidson County, State of Tennessee on this 26 day of July, 2021.

GRANTORS:

Misti Nippert - Administratrix of Estate of Judy Shroder

Misti Nippert, Administratrix of Estate of Judy Ann Shroder

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Misti Nippert**, 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 his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 26 day of July, 2021.

Carin A. Koop
Notary Public

My Commission Expires:

3-21-2023

CARIN A. KOOP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

New Owner Name and Address to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
4732 Cascade Dr.
Old Hickory, TN 37138

Mail tax bills to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Number:
064 16 0 006.00

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

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 **$282,000.00.**

Madison Allen
AFFIANT

Subscribed and sworn to before me this 26 day of July, 2021.

NOTARY PUBLIC

Commission expires: 05/08/2023

Tennessee Certification of Electronic Document

I, Holly Worley, 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 07-26-2021 (date of document).

Holly Worley
Affiant Signature

07-27-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 27 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-27-2023

NOTARY'S SEAL

REBECCA LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-27-2023