Karen Johnson Davidson County
Batch# 692602 DEEDWARR
08/06/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210806-0106482

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-12279-RL-s.

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Notary Public
My Commission Expires: May 18, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	105-14-0-229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Morris & Bell Properties, LLC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

MESA VERDE ASSETS, LLC, hereinafter called the Grantee(s), his/her/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 4 , as shown on the Yarbrough's Subdivision of Blocks 24, 25, 26, 29, 30 & part of 22 of Woodland Plan, of record in Plat Book 161, page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Morris and Bell Properties, LLC, by Warranty Deed from Pamela M. Witherspoon, an unmarried woman and Pamela Witherspoon, Kimberly Witherspoon, Ron Witherspoon, Ronetta Witherspoon, Sheronda Buchanan, Antwione Gilbert and Darnell Scoby, heirs at law of the Estate of Mary Witherspoon, of record in Instrument No. 20151102-0111116, in the Register's Office of Davidson County, Tennessee, dated October 28, 2015 and recorded on November 02, 2015.

This is improved property located at: **2306 White Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2021.

GRANTOR:

Morris & Bell Properties, LLC.

By: Bradford F. Bell
Bradford F. Bell, Chief Manager

By: D.B.
Darek B. Bell, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradford F. Bell, Chief Manager and Darek B. Bell, Secretary the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Chief Manager of Morris & Bell Properties, LLC., the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202108060106482

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