Karen Johnson Davidson County
Batch# 698268 DEEDWARR
08/16/2021 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20210816-0110265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/13/22
(AFFIX SEAL)

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-21-055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	051 07 0 083.00
(NAME)	(NAME)	
5001 Plaza on the Lake, #200	5001 Plaza on the Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Eight Thousand And No/100 Dollars ($388,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHRISTINE RINEY, AN UNMARRIED PERSON,** 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. 8, on the Plan of Oakland Acres, Section 1, as shown on the plat of record in Plat Book 1424, Page 53, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Christine Riney, an unmarried person, by Warranty Deed of record as Instrument No. 20070103-0001369, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 307 W Due West Ave, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 11th day of August 2021

Christine Riney

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Thomas Vorholt, II , a Notary Public for the aforementioned County and State, do hereby certify that Christine Riney personally appeared before me this day and acknowledged the due execution of the foregoing instrument as her free act and deed.

Witness my hand and official seal, this the 11th of August, 2021.

Notary Public

My Commission Expires: 7.9.24

(SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 08-11-2021 (date of document).

Holly Worley
Affiant Signature

8-11-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 11 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 18, 2025

NOTARY'S SEAL

