Karen Johnson Davidson County
Batch# 703002 DEEDWARR
08/23/2021 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210823-0113744

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: May 18th 2025
(AFFIX SEAL)

NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES MAY 18, 2025

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

File No.: TN-21-053

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Mesa Verde Assets, LLC	Mesa Verde Assets, LLC	102 04 0 140.00
(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 Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JON D. LONG AND WIFE, PATRICIA VALDEVENTO**, 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. 840 of Charlotte Park, Section 22, as of record in Book 3700, Pages 67 and 68.

Said Lot No. 840. fronts 75.0 feet on the South side of Wilclay Drive and extends back 122.0 feet on the Easterly line and 145.3 feet on the Westerly line, to a dead line in the rear, measuring 78.52 feet thereon.

Being the same property conveyed to Jon D. Long and wife, Patricia Valdevento, by Quitclaim Deed from Floy H. Valdevento, a widow, of record as Instrument No. 20050915-0111231, in the Register's Office for Davidson County, Tennessee, dated September 14, 2005 and recorded on September 15, 2005.

unimproved ☐
This is improved ☒ property, known as 415 Wilclay Dr, Nashville, TN 37209
(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 4th day of August, 2021.

Jon D. Long

Patricia Valdevento

STATE OF TENNESSEE

County OF DAVIDSON

On this 4th day of August, 20 21, before me personally appeared Jon D. Long and Patricia Valdevento, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 7-9-24

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Seth McNamee, 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 8-4-2021 (date of document).

Affiant Signature

8/22/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 22 day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

