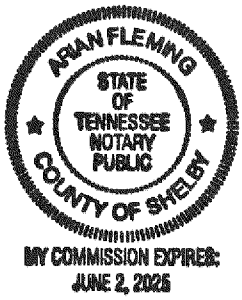
Karen Johnson Davidson County
Batch# 704765 DEEDWARR
08/26/2021 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.82
20210826-0115100



This Instrument Prepared By:
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Name and Address of New Owner
Send Tax Bills To:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746

Property Address:
63 Whitsett Road
Nashville TN 37210

Map & Parcel No: 119-06-0-244

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 $389,950.00

AFFIANT

Subscribes and sworn to before me this 4th day of August, 2021

NOTARY PUBLIC

Commission expires: 6/2/25

WARRANTY DEED

EFFECTIVE as of August 4, 2021, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brad Cole, a married man and Erin Sax, a married woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MESA VERDE ASSETS, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot 1, Section Two, Laurel Acres, as shown on plat of record in Plat Book 2133, Page 122, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particularly description of said property.

Being the same property conveyed to Brad Cole, an unmarried person and Erin Sax, an unmarried person, joint tenants with the right of survivorship by Deed dated April 27, 2015 from David A. Abbott, unmarried, recorded May 4, 2015, in Instrument Number 20150504-0039907, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 3rd day of August, 2021.

(SEAL)
Brad Cole

(SEAL)
Erin Sax

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~SHELBY~~ Dutchess

On this 3rd day of August, 2021, before me personally appeared Brad Cole and Erin Sax, 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's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of August, 2021.

Notary Signature
My commission expires:

Joan L. Winne
Notary Public, State of New York
No. 01WI6042840
Qualified in Dutchess County
Commission Expires June 5, 2022

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,950.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 4th day of August, 2021.

Notary Public
My commission expires: 3/13/22
File No. TN-21-1111

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

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 8/4/2021 (date of document).

Holly Worley
Affiant Signature

8/25/2021
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 8-14-22

NOTARY'S SEAL

SUSAN PACK DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm Exp. 08-14-22