WARRANTY DEED

Karen Johnson Davidson County
Batch# 711218 DEEDWARR
09/08/2021 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20210908-0119911

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $399,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 07/30/2021

NOTARY PUBLIC

MY COMMISSION EXPIRES

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

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4120

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
MESA VERDE ASSETS, LLC	MESA VERDE ASSETS, LLC	161-07-0-114.00
5001 Plaza On The Lake #200	5001 Plaza On The Lake #200	
Austin, TX 78745	Austin, TX 78745	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL ANDREW DAVIS, UNMARRIED

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), 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. 36 on the Plan of Section One, McMurray Woods Addition of record in Plat Book 4675, Page (s) 6 and 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephanie Lynn David and W. Scott Davis, wife and husband by Warranty deed from Derek E. Clark and Wife, Michele L. Clark of record in Instrument No. 20030604-0076595 Register's Office for Davidson County, Tennessee, dated May 30, 2003 and recorded on June 04, 2003.

Being the same property conveyed to Michael Andrew Davis, unmarried by Warranty deed from Stephanie Lynn Davis and W. Scott Davis, wife and husband of record in Instrument No. 20140404-0028078 Register's Office for Davidson County, Tennessee, dated April 01, 2014 and recorded on April 04, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS.

PLATS: 4675/6 & 7

DCCRS: 4727/673

EXISTING EASEMENTS, RESTRICTIONS, AND PLATS RECORD SHOWN IN THE REGISTER'S OFFICE FOR DAVIDSON TENNESSEE

This is property known as 508 Hilson Court Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on July 23, 2021.

Michael Andrew Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Michael Andrew Davis, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this July 23, 2021.

Notary Public

My Commission Expires: 3/29/25

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4120

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Steve Friesth, 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 7/23/21 (date of document).

Affiant Signature

08/25/2021
Date

State of TN

County of Shelby

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

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL



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