Prepared by and return to:
Stevie Friesth.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 712425 DEEDWARR
09/09/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210909-0121020

WARRANTY DEED

Effective as of 16th **day of August, 2021,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Karita Waters, widowed** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, being Lot No. 33 on the plan of Section One, McMurray Woods Addition, of record in Book 4675, page 6 and 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at Book 4675, Page 6. McMurray Woods Addition Section One Restrictive Covenants of recorded at Book 4727, Page 673 and Instrument No. C151589. all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2020 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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 the Grantor's hand in **Davidson** County, State of Tennessee on this 12th day of August, 2021.

GRANTORS:

Karita Waters

Karita Waters

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Karita Waters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 12th day of August 2021.

NICOLE GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 9, 2024

Notary Public

My Commission Expires:

7/9/24

New Owner Name and Address to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
509 Hilson Court
Nashville, TN 37211

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

Mail tax bills to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers: 161-07-0-111

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 420,000.00

AFFIANT

Subscribed and sworn to before me this 10 day of August, 2021.

NOTARY PUBLIC

Commission expires: 05/08/2023

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 August 12, 2021 (date of document).

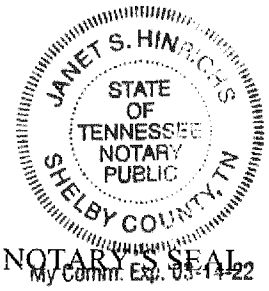
Taylor Hutson
Affiant Signature

9/7/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of Sept., 2021.



Janet S. Hinrichs
Notary's Signature

NOTARY'S SEAL

My Comm. Exp. 03-14-22

MY COMMISSION EXPIRES: _____