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

Karen Johnson Davidson County
Batch# 712460 DEEDWARR
09/09/2021 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210909-0121059

WARRANTY DEED

Effective as of 23rd **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 **William Ashworth, unmarried,** 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, Tennessee, being Lot Number 15, G.A. Pickup's Addition, of record in Plat Book 974, Page 43, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Ashworth, an unmarried man, by Special Warranty Deed from The Secretary of Housing and Urban Development, of record in Instrument No. 20140124-0006702, in the Register's Office of Davidson County, Tennessee, dated January 17, 2014 and recorded on January 24, 2014.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of G.A. Pickup's Addition, as recorded in Plat Book 974, Page(s) 43 and Book 721, Page 195; Book 1101, Page 64. all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 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 the 18th day of August, 2021

GRANTORS:

William Ashworth by Blythe E Ashworth, Attorney in Fact
William Ashworth
By: Blythe E Ashworth, Attorney In Fact

STATE OF TN

COUNTY OF Davidson

Before me, a Notary Public of said State and County, aforesaid, personally appeared Blythe E Ashworth to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Ashworth, as his lawful Attorney-in-Fact, and that she executed the same as the free act and deed of the said William Ashworth, as his lawful Attorney-In-Fact.

WITNESS my hand and seal, at office in State and County named herein on this 18th day of August, 2021.

Chelsea B. Ashworth
Notary Public

CHELSEA B. ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:
7/3/2023

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2406 N. 16th Street Nashville, TN 37206 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 104-04-0-229	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 $475,000.00 William Ashworth by Blythe E Ashworth Attorney in fact AFFIANT Subscribed and sworn to before me this 18th day of August, 2021 Chelsea B. Ashworth NOTARY PUBLIC Commission expires: 7/3/2023

CHELSEA B. ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 18, 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: _____