Karen Johnson Davidson County
Batch# 713133 DEEDWARR
09/13/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,579.52
20210913-0121879

Prepared By & Return To:
Lakeside Title & Escrow Series, LLC
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 426,898.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20 day of August, 2021.

Notary Public
Commission Expiration: 05/08/2023

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	SAME AS NEW OWNER	-083-03-0-123.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wanda Montgomery Burnett, unmarried**, HEREINAFTER REFERRED TO AS 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:

Property known as: 1422 Riverside Dr., Nashville, TN 37206, County of Davidson

Being Lot No. 2 on the Map of Subdivision of the Bradford & McClure Lands, not of record, being a Subdivision of Lot Nos. 61 and 62 and part of Lot No. 63 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and described according to a survey thereof made by James A. Hamilton, Jr., Surveyor, March 3, 1953, as follows:

BEGINNING at an iron pin in the center line of Riverside Drive, at the southeast corner of the property conveyed to Donald C. Burke and wife, by deed from L. W. Rickman and wife, of record in Book 2139, page 253, said Register's Office; thence along said Burke's southerly line, North 86° 30' West 283 feet to an iron pin in the northeast corner of the property conveyed to S. M. Funk and wife, by deed of record in Book 1340, page 166, said Register's Office; thence with said Funk's easterly line, and along a fence South 11° 07' West 84.5 feet to the original south line of Lot 2 of said Bradford and McClure Subdivision, being at an iron pin; thence with the south line of said Lot 2, South 86° 30' East 269.7 feet to an iron pin in the center line of Riverside Drive; thence with the center line of said Drive, northerly along a slight curve 88.1 feet, more or less.

Being the same property conveyed to Wanda Montgomery Burnett by Cash Deed for Tennessee from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development, of Washington, D.C., dated 07/03/1987 and recorded 07/07/1987 in Book 7289, Page 977, Register's Office for Davidson County, Tennessee.

Tax Map and Parcel ID: 083-03-0-123.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record: (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1422 Riverside Dr., Nashville, TN 37206

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 my hand this 20th day of August, 2021.

Wanda Montgomery Burnett

Wanda Montgomery Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of August, 2021, before me personally appeared **Wanda Montgomery Burnett**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of August, 2021.

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4/17/2023

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 20, 2021 (date of document).

Affiant Signature

9/8/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

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