WARRANTY DEED

Karen Johnson Davidson County
Batch# 714868 DEEDWARR
09/13/2021 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20210913-0122389

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

June Raoell
Affiant

Subscribed and sworn to me on August 25, 2021.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 5/5/25

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 05, 2025

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35046

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Mesa Verde Assets, LLC 5001 Plaza On The Lake, Ste 200 Austin, TX 78746	Mesa Verde Assets, LLC 5001 Plaza On The Lake, Ste 200 Austin, TX 78746	117-3-083

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Amy Eugenia Clary Kincer and Roy Bunch Clary, Jr., Sole Heirs at Law of Shirley G. Clary, deceased, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Hillsboro Circle, a resubdivision of Campbell's Sharondale Plan, as of record in Book 1130, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 101.9 feet on the southerly margin of Sharondale Court, and runs back between lines measuring 150.0 feet on the westerly line and 192.0 feet on the easterly line to a point, said Lot No. 9 being triangular in shape.

Being the same property conveyed to Roy Bunch Clary et ux Shirley G. Clary by deed from Jack H. Harrison, also known as Jack Howard Harrison and wife, Judith P. Harrison, dated July 9, 1976, of record in Book 5046, page 161, Register's Office for Davidson County, Tennessee. The said Roy Bunch Clary having predeceased Shirley G. Clary. The said Shirley G. Clary having since died on or about November 24, 2017. The Last Will and Testament of Shirley G. Clary, of record as part of Docket No. 18P600 in the Seventh Circuit Court, Probate Division for said County, and as Instrument No. 20180507-0043164, in said Register's Office, devised the subject property to Amy Eugenia Clary Kincer and Roy Bunch Clary, Jr. in equal shares.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3966, page 46, Register's Office for Davidson County, Tennessee.
3. Joint Driveway Agreement of record in Book 5046, page 158, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2711 Sharondale Court, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 25th day of August 2021.

Amy Eugenia Clary Kincer

Roy Bunch Clary, Jr.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 25, 2021, before me personally appeared Amy Eugenia Clary Kincer and Roy Bunch Clary, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 25, 2021.

NOTARY PUBLIC

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 05, 2025

My Commission Expires: 5/5/25

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 25, 2021 (date of document).

Affiant Signature

9/9/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 9 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

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