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# 714955 DEEDWARR
09/13/2021 02:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210913-0122472

WARRANTY DEED

Effective as of **30th 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, **Rose Mary Hill, and 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 No. 179 on the map of Maplewood Heights Subdivision, as of record in Book 547, Page 103 and 104, Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete description of the property. Said Lot fronts 100 feet on the Easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Rose M. Hill, an unmarried woman, by Warranty Deed from Nashville Homestead Corporation, of record in Book 11201, Page 62, in the Register's Office of Davidson County, Tennessee, dated November 05, 1998 and recorded on November 11, 1998, and as re-recorded in Book 11255, Page 237, in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplewood Heights Subdivision, as recorded in Plat Book 547, Page(s) 103-104, and Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5248, Page 408, 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 26 day of August, 2021

GRANTORS:

Rose Mary Hill

Rose Mary Hill

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Rose Mary Hill, 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 26th day of August 2021.

Genevieve Waelchli

Notary Public

My Commission Expires:

02-04-2024

GENEVIEVE A. WAELCHLI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3843 Hutson Avenue Nashville, TN 37216 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 061 10 0 029.00	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 350,000.00 Rose M Hill AFFIANT Subscribed and sworn to before me this 26th day of August, 2021 Genevieve Waelchli NOTARY PUBLIC Commission expires: 02-04-2024

GENEVIEVE A. WAELCHLI STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 26, 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