Karen Johnson Davidson County
Batch# 715146 DEEDWARR
09/14/2021 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20210914-0122823

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

WARRANTY DEED

Effective as of 12th **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, **Kevin D. Grimes, Single** 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. 462 on the plan of Whispering Hills, Section II-C, of record in Book 2663, Page 66 and 67, Register's Office of Davidson County, Tennessee.

Being all of part of the same property conveyed to the Grantor by the deed of record at Instrument No. 20190129-0008348 in the Registers of f ice of Davidson County, Tennessee.

T his property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat recorded at Book 2663, Page 66. Restrictive Covenants of recorded at Book 2797, Page 483 and Instrument No. 80640. 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 TN on this 10th day of August, 2021.

GRANTORS:

Kevin D. Grimes

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Kevin D. Grimes, 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 10th day of August 2021.

Notary Public

JEFF SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025

My Commission Expires: 5-5-2025

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 533 Northcrest Drive Nashville, TN 37211 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 147-11-0-093	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 371,000.00 AFFIANT Subscribed and sworn to before me this 12th day of August, 2021. NOTARY PUBLIC Commission expires: 3/03/22

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

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

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-14-22

NOTARY'S SEAL

MY COMMISSION EXPIRES: _____