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# 715924 DEEDWARR
09/15/2021 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,550.30
20210915-0123650

WARRANTY DEED

Effective as of 16 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, **Lisa Ann Goetz, Executrix of the Estate of Joyce Marie Waller,** 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, being Lot No. 2 and the Easterly half of Lot No. 3 of Block "E" on the Plan of Broadmoor, as of record in Book 547, Pages 161 and 162, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the Northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line. Said part of Lot No. 3 fronts 25 feet on the Northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Marion L. Waller and wife, Joyce M. Waller, by Warranty Deed from Ruby Mae Harper, unmarried, of record in Book 5346, Page 571, in the Register's Office of Davidson County, Tennessee, dated September 29, 1978 and recorded on October 5, 1978. Marion L. Waller died on May 18, 2018, leaving Joyce M. Waller as the surviving joint tenant. Joyce M. Waller died on December 27, 2020 and her estate was opened for probate proceedings in Davidson County, Tennessee at Docket No. 21P-170. On July 22, 2021, an Order was entered under this Docket Number finding insufficient personal property available to settle the debts of the estate, and requiring the real property being conveyed herein to be administered through the Estate of Joyce M. Waller.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Broadmoor, as recorded in Plat Book 547, Page(s) 161 & 162, 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 16th day of August, 2021.

GRANTOR: Lisa Ann Goetz, Executrix of the Estate of Joyce Marie Waller

By: _____
Lisa Ann Goetz
Its: Executrix

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Lisa Ann Goetz, Executrix of the Estate of Joyce Marie Waller, 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 16 day of August 2021.

Katherine Warren
Notary Public

My Commission Expires:
4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 997 Gwynn Drive Nashville, TN 37216 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 061 07 0 112.00	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 $419,000.00 _____ AFFIANT Subscribed and sworn to before me this 16 day of August, 2021. Katherine Warren NOTARY PUBLIC Commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD EXP. 4-13-2022

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 16, 2021 (date of document).

Affiant Signature

9/13/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 13 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