Name and Address of New Owner:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

Karen Johnson Davidson County
Batch# 717075 DEEDWARR
09/15/2021 12:12:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20210915-0123914

Send Tax Bills To:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake, #200
Austin, TX 78746
Phone: (512) 851-8911

This Instrument Prepared By:
Stevie Friesth
Summit Title & Escrow, LLC
6263 Poplar Avenue
Suite 801
Memphis, TN 38119

Map & Parcel No: 061-02-0-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Chad Lautt, Trustee of Tip Top Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MESA VERDE ASSETS, LLC,,** "the Grantee," the following described real estate in Davidson County, Tennessee:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 276, Section VII, on the Plan of Gra-Mar Acres Subdivision, as shown of record in Book 2331, Page 80, in the Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of said lot.

Being all or part of the same property conveyed to the Grantor by deed of record at Instrument No. 20120206-0010485 in the Registers of f ice of Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of August, 2021.

Tip Top Trust

By: _____ (SEAL)
Chad Lautt, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 5th day of August, 2021, before me personally appeared Chad Lautt, Trustee of Tip Top Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2021.

_____
Notary Signature
My commission expires:

SANDRA E KETCHUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tip Top Trust

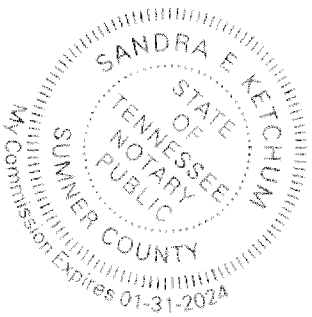
By: _____
Chad Lautt, Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Sworn to and subscribed before me this 5th day of August, 2021.

Sandra E. Ketchum

Notary Signature
My commission expires:



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 5, 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