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# 717163 DEEDWARR
09/15/2021 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210915-0124024

WARRANTY DEED

Effective as of **2nd day of September, 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, **Ayalnew Melese, and Yeshimebrat Bogale Married** 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:

Lot 5A81, Glengarry Park, Section Five-A, as shown on plat of record in Plat Book 3300, Page 58, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ayalnew B. Melese and wife, Yeshimebrat M. Bogale, by Warranty Deed from David Sandelius and wife, Sandra Sandelius, of record in Instrument No. 20040512-0054872, in the Register's Office of Davidson County, Tennessee, dated May 07, 2004 and recorded on May 12, 2004

This property is unencumbered except for Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2743, Page 231 and Book 3186, Page 148, as amended in Book 3377, Page 567, 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 1st day of August, 2021 September

AM YB

GRANTORS:

Ayalnew Melese

Yeshimebrat Bogale

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Ayalnew Melese and Yeshimebrat Bogale, 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 1st day of September 2021.

Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES 03/02/25

My Commission Expires:

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1416 Winthorne Drive Nashville, TN 37217 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 120-09-0-112	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 335,000.00 AFFIANT Subscribed and sworn to before me this 1st day of ~~August~~ September, 2021 NOTARY PUBLIC Commission expires: 05/08/2023

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

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 September 2, 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