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

Karen Johnson Davidson County
Batch# 718547 DEEDWARR
09/17/2021 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20210917-0125070

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, **Luke Malachi Ullett, and 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:

Land in Davidson County, Tennessee being the Northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee. Said part of Lot No. 136 fronts 46.5 feet on the Easterly side of Stockell Street and runs back between parallel lines with the Southerly margin of Douglas Avenue, 170 feet to an alley.

Being the same property conveyed to Luke Ullett, by Warranty Deed from Kristy L. Wynn Ripmaster and Cory Ripmaster, of record in Instrument No. 20171023-0108112, in the Register's Office of Davidson County, Tennessee, dated October 19, 2017 and recorded on October 23, 2017.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Benedict Land Co's Subdivision of the Lindsley Tract, as recorded in Plat Book 332, Page(s) 40 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.

The Grantor certifies that the herein property is strictly investment property and does not constitute as his homestead.

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 18th day of August, 2021.

GRANTORS:

Luke Malachi Ullett

STATE OF California

COUNTY OF San Bernardino

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Luke Malachi Ullett 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 18th day of August 2021.

Notary Public

WENDY A. BADGER
Notary Public - California
San Bernardino County
Commission # 2358849
My Comm. Expires May 28, 2025

My Commission Expires:

5-25-2025

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1225 Stockell Street Nashville, TN 37207 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 071-15-0-361	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 479,000.00 AFFIANT Subscribed and sworn to before me this 18 day of August, 2021. NOTARY PUBLIC Commission expires:

REBECCA LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-27-2023

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 18, 2021 (date of document).

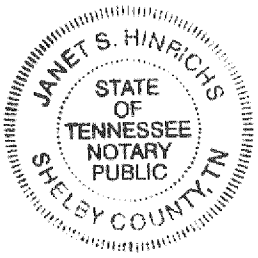
Taylor Hutson
Affiant Signature

9/15/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15 day of September, 2021.



Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: 3/14/22

NOTARY'S SEAL