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# 719159 DEEDWARR
09/17/2021 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,553.63
20210917-0125230

WARRANTY DEED

Effective as of **3rd 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, **Bobby J. Gammon and Mary Francis Gammon 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 Lot No. 26 on the Plan of Lindell Heights, of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Bobby J. Gammon and wife, Mary Frances Gammon by Warranty Deed from Jarrett W. Utley, III and wife, Arinetta D. Utley, of record in Instrument No. 20040722-0087626, in the Register's Office of Davidson County, Tennessee, dated July 20, 2004 and recorded on July 22, 2004.

This property is unencumbered except for Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lindell Heights, as recorded in Plat Book 1835, Page(s) 14. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1786, Page 369. Book 1876, Page 156. 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 3 day of September, 2021

GRANTORS:

Bobby J. Gammon

Mary Francis Gammon

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Bobby J. Gammon and Mary Francis Gammon , 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 3 day of September 20 21.

PATIENCE BRIDGES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Notary Public

My Commission Expires:
11/08/2021

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4813 Lindell Street Nashville, TN 37216 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 061 03 0 105.00	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 419,900.00 AFFIANT Subscribed and sworn to before me this 3rd day of September, 2021 NOTARY PUBLIC Commission expires:

KARRI S. COFFMAN
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 September 3, 2021 (date of document).

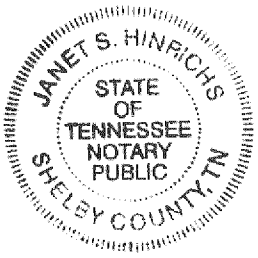
Taylor Hutson
Affiant Signature

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