Karen Johnson Davidson County
Batch# 727217 DEEDWARR
09/30/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20210930-0131446

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28rd DAY OF September,2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: (AFFIX SEAL) 05/08/2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
MESA VERDE ASSESTS, LLC 5001 Plaza on The Lake #200 Austin, TX 78746	**SAME AS OWNER**	MAP 060 GROUP 07 0 PARCEL 069.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Gilbert Mathis

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

MESA VERDE ASSESTS, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 65 Section 2 on the Plan of Hillhurst Acres of record in Plat Book 2331 at page 70 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gilbert Mathis, by Will of record dated September 22, 2021, and file In The Seventh Circuit Court for Davidson County, Tennessee, Docket No. 21P-1527, in regards to the Estate of Willard London, Davidson County Tennessee.

Being the same property conveyed to Willard London and wife, Alma L. London, by Warranty Deed from Clyde Cornelius Haddock and wife, Kathern Udell Haddock, dated December 16, 1992 and filed of record December 18, 1992 in Book 8817, Page 439, Register's Office for Davidson County, Tennessee. The said Alma L. London havieng pre-deceased her husband on December 30, 2017 leaving her sole interest to Willard London by operation of law.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2929 Stanwyck Drive, Nashville, Tennessee 37207.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand and official seal at office this 28rd day of September, 2021.

Gilbert Mathis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gilbert Mathis, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28rd day of September, 2021.

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Tennessee Certification of Electronic Document

I, Tammy Robinson, 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 28,2021 (date of document).

Tammy Robinson
Affiant Signature

9/28/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 28 day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

