Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 727229 DEEDWARR
09/30/2021 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20210930-0131458

WARRANTY DEED

Effective as of **September 27, 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, **MESA VERDE ASSETS, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **James Michael Young, an unmarried man,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 1716 24th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1716 24th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20190913-0092702, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 201900913-0092702** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 161, Page 155; covenants, conditions and restrictions as set forth in Deed of record; all of record in the Register's Office of **Davidson County**, Tennessee; and **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.

IN WITNESS the Grantor's hand in Maricopa County, State of Arizona on this 22nd day of September, 2021.

GRANTORS:

MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: ~~Alyssia Ventura~~
Its: ~~Closing Manager~~ Kelly A. Halford
Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Alyssia Ventura**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized signor of **MESA VERDE ASSETS, LLC**, the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and seal, at office in Maricopa County, State of Arizona this 22 day of September, 2021.

Notary Public

My Commission Expires:

JACK ROBERT HALLFORD
Notary Public - Arizona
Maricopa County
Commission # 608191
My Comm. Expires Jul 16, 2025

New Owner Name and Address to: James Michael Young 1714 24th Ave N. Nashville, TN 37208 Property Address: 1714 24th Ave N. Nashville, TN 37208 Mail tax bills to: James Michael Young 1714 24th Ave N. Nashville, TN 37208 Parcel I.D. Number: 081 10 0C 001.00CO	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 $365,000.00 AFFIANT Subscribed and sworn to before me this 22nd day of September, 2021. NOTARY PUBLIC Commission expires: 3/13/22

CASSANDRA TUCKER
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 27, 2021 (date of document).

Affiant Signature

9/29/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 29 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