THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 728365 DEEDWARR
10/01/2021 10:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,061.53
20211001-0132189

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel
MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TN 78746	Same	051 12 0 056.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERRY WAYNE AVRIL AND PATRICIA AVRIL, HUSBAND AND WIFE,** have this day bargained and sold, and do hereby transfer and convey unto the said **MESA VERDE ASSETS, LLC,** the Grantee herein, its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in the 11th, formerly the 19th, Civil District of said County, being part of Lot 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, page 176, County Court for said County, more particularly described according to a copy of a survey thereof made by Harvey Gee, Surveyor, January 10, 1959, as follows:

BEGINNING on the Northerly line of the property conveyed to Newman Cheek by deed from K. H. Dodson and wife, of record in Book 772, page 315, Register's Office for said County, said point being 74°26.5' West 406.41 feet from the Southeast corner of the original 15-acre tract conveyed to Mrs. W. A. Core by deed from R. E. Love and wife, of record in Book 670, page 69, Register's Office for said County; thence with the Northerly line of said Cheek property, North 74° 26.5' West 120 feet to a point which is South 74° 26.5' East 240 feet from the Southeast corner of the property conveyed to William Vick and wife, by deed from W.A. Core and wife, of record in Book 2795, page 166, said Register's Office; thence Northwardly, and at all points 240 feet from the Easterly-line of said Vick property, 168.79 feet to the Southerly margin of Coreland Drive; thence with said Drive, South 74° 321 East 120 feet; thence Southwardly 168.98 feet, more or less, to the beginning.

Being the same property conveyed to Terry Wayne Avril, a married man, by Quit Claim Deed from Mary F. Zeller, Susan Delia Clark and Mark Alan Clark, Heirs at Law of Rebecca Ann Avril, of record in Instrument No. 20210819-0112237, in the Register's Office of Davidson County, Tennessee, dated August 04, 2021 and recorded on August 19, 2021.

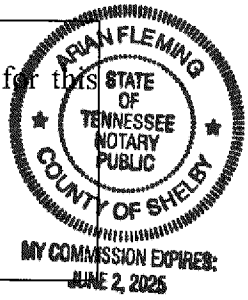
Being the same property conveyed to Leland C. Avril and wife, Barbara Baxter Avril, by Warranty Deed from Elliott Chadwell Core and wife, Lucille Kinsey Core, of record in Book 2875, Page 217, in the Register's Office of Davidson County, Tennessee, dated December 31, 1958 and recorded on February 03, 1959. The said Barbara Baxter Avril already died intestate on June 16, 1965, leaving her husband as the surviving tenant. The said Leland C. Avril died intestate on November 27, 2006, leaving his heirs-at-law, Terry Wayne Avril and Rebecca Ann Avril. See Affidavit of Heirship recorded in Instrument Nos. 20210819-0112235 and 20210819-0112236.

The said Patricia Avril, wife of Terry Wayne Avril, joins in this conveyance to convey any marital interest she may have.

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is **$286,900.00**.
Subscribed and sworn to before me
this 27 day of September, 2021.
My Commission Expires: 6/2/25

Affiant

Notary Public



This is improved property located 1324 Coreland Drive, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 23 day of September, 2021.

TERRY WAYNE AVRIL

PATRICIA AVRIL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **TERRY WAYNE AVRIL AND PATRICIA AVRIL**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 25 day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 12/05/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 23, 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

