**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# 728884 DEEDWARR
10/01/2021 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20211001-0132405

# WARRANTY DEED

Effective as of **29th 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, **Nevada Scales Gooch, and Maurice Gooch 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. 158, on the Plan of Fortland Park, Section I, of record in Plat Book 2663, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Nevada Scales Gooch and husband, Maurice Gooch, by Warranty Deed from Margie Pinkerton, unmarried, of record in Book 10082, Page 486, in the Register's Office of Davidson County, Tennessee, dated June 10, 1996 and recorded on June 11, 1996.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Fortland Park, as recorded in Plat Book 2663, Page(s) 61; Book 2753, Page 612. 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 27th day of September, 2021

GRANTORS:

Nevada Scales Gooch

Nevada Scales Gooch

Maurice Gooch

**STATE OF** Tennessee

**COUNTY OF** Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Nevada Scales Gooch and Maurice Gooch, 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 27th day of September 2021.

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

My Commission Expires:

03-17-24

| | |
|---|---|
| New Owner Name and Address to:<br>MESA VERDE ASSETS, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>2810 Hody Drive<br>Nashville, TN 37206<br><br>Mail tax bills to:<br>MESA VERDE ASSETS, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers: 083 15 0 139.00 | 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 $ 426,000.00<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 30 day of September, 2021<br><br>NOTARY PUBLIC<br><br>Commission expires: 6/2/25 |

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

**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).

Taylor Hutson
Affiant Signature

9/30/21
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30 day of September, 2021.

Karri S. Coffman
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22