Karen Johnson Davidson County
Batch# 735397 DEEDWARR
10/13/2021 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,840.75
20211013-0137389

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 497,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th day of September, 2021.

Notary Public

Commission Expiration: 6/2/25

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
MESA VERDE ASSETS, LLC 5001 Plaza On the Lake, #200 Austin, TX 78746	**SAME AS NEW OWNER.**	-171-07-0-023.00

WARRANTY DEED

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, **DAVID M. ALCORN**, **Married** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS 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:

Property known as: 5712 Cloverland Pl., Brentwood, TN 37027, County of Davidson

Being Lot 20 on the Plan of Cloverland Acres Subdivision, Section II, as shown by plat of record in Book 4460, Page 114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property previously conveyed to John V. Alcorn, et ux, Elizabeth M. Alcorn and Daniel M. Alcorn, et ux, Kaye H. Alcorn, by Warranty Deed from Billy D. Moore, et ux, Gwendolyn L. Moore, dated 04/10/1985 and recorded 04/11/1985 in Book 6531, Page 197, Register's Office for Davidson County, Tennessee. The said Daniel M. Alcorn is deceased as of 07/12/1993, leaving Kaye H. Alcorn as the surviving tenant by the entirety and leaving John V. Alcorn, et ux, Elizabeth M. Alcorn, as to a one-half (1/2) interest, and Kaye H. Alcorn, as to a one-half (1/2) interest, as the sole owners of the subject property. The said John V. Alcorn is deceased as of 08/15/1994, leaving Elizabeth M. Alcorn as the surviving tenant by the entirety and leaving Elizabeth M. Alcorn, as to a one-half (1/2) interest, and Kaye H. Alcorn, as to a one-half (1/2) interest, as the sole owners of the subject property.

The said Elizabeth M. Alcorn is deceased as of 03/04/1997. Affidavit of Heirship for Elizabeth M. Alcorn of record in Instrument No. 20040202-0012718, said Register's Office, erroneously names Daniel M. Alcorn as the sole heir of Elizabeth M. Alcorn. Affidavits of Heirship for Elizabeth M. Alcorn in Instrument Nos. 20210921-0126726 & 20210921-0126727 correctly name David M, Alcorn and Dawn Alcorn a/k/a Dawn Garrison as the sole heirs of the subject property, leaving David M. Alcorn, as to a one-fourth (1/4) interest, Dawn Alcorn a/k/a Dawn Garrison, as to a one-fourth (1/4) interest, and Kaye H. Alcorn, as to a one-half (1/2) interest, as the sole owners of the subject property.

Being the same property previously conveyed to David M. Alcorn by Quitclaim Deed from Kaye H. Alcorn, dated 01/19/2004 and recorded 02/02/2004 in Instrument No. 20040202-0012719, Register's Office for Davidson County, Tennessee, leaving David M.

Alcorn, as to a three-fourths (3/4) interest, and Dawn Alcorn a/k/a Dawn Garrison, as to a one-fourth (1/4) interest, as the sole owners of the subject property.

Being the same property conveyed to David M. Alcorn, married, by Quitclaim Deed from Dawn Alcorn a/k/a Dawn Garrison, unmarried, dated 9/17/21 and recorded 9/29/2021 in Instrument No. 20210929-0131141, said Register's Office, leaving David M. Alcorn, married, as the sole owner of the subject property.

Tax Map and Parcel ID: 171-07-0-023.00

Tracy Alcorn, spouse of Grantor, joins in on execution of this instrument for the purpose of conveying her martial interest in the subject property

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 5712 Cloverland Pl, Brentwood, TN 37027

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 unemcumbered, 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 this 20th day of September, 2021.

David M. Alcorn

Tracey Alcorn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2021, before me personally appeared **David M. Alcorn and Tracey Alcorn** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 20th day of September, 2021.

Notary Public

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

Commission Expiration: 5/20/2025

Tennessee Certification of Electronic Document

I, Stephanie Tremmel 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 20, 2021 (date of document).

Stephanie Tremmel
Affiant Signature

10/8/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 8th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

