Karen Johnson Davidson County
Batch# 737989 DEEDWARR
10/18/2021 07:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,731.60
20211018-0139225

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $468,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2021-GTE-844

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MESA VERDE ASSETS, LLC		146 11 0 083.00
(NAME) 5001 Plaza on the Lake, Ste 200	(NAME) Same as Owner	
(ADDRESS) Austin, TX 78746	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Leslie Gose, an unmarried woman,** (the "**Grantors**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **MESA VERDE ASSETS, LLC,** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No. 40, on the Plan of Section One Revised Crieve Hall Estates, of record in Plat Book 1835, Page, 122, 123 and 124, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Eric Elliott and wife Leslie Gose, by Warranty Deed from William Kendrick Nichols and wife Susan B. Nichols, of record in Instrument No. 20060530-0062781, in the Register's Office of Davidson County, Tennessee, dated May 26, 2006 and recorded on May 30, 2006.

Being the same property conveyed to Leslie Gose, an unmarried woman, from Eric Elliot, an unmarried man, by Quitclaim Deed dated October 13, 2020, of record in Instrument NO. _202110180139224_ in the Register's Office of Davidson County, Tennessee

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due

and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 608 Hogan Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee, their heirs and assigns, in fee simple forever.

Grantors covenants with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantors further covenants with Grantee that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantors further covenants and binds themselves, and their heirs and assigns, to warrant and forever defend the title to the Property to Grantee, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantors has executed this Warranty Deed the 17th day of September, 2021.

GRANTORS:

Leslie Gose

STATE OF TENNESSEE)

COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Leslie Gose, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 17 day of September, 2021.

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

My Commission Expires: 07/25/2025

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 17, 2021 (date of document).

Affiant Signature

10/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/08/2023

NOTARY'S SEAL

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23