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# 740570 DEEDWARR
10/21/2021 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,270.95
20211021-0141348

WARRANTY DEED

Effective as of **15th day of October, 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, **Ky Sychareune, and Jennifer Sychareune, 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 a tract of land in the 11th, formerly 19th, Civil District, being a part of Lot No. 3 on the Plan of the Lands of N.O. Love, deceased, as of record in Minute Book 7, page 176, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Coreland Drive at the Southwest corner of Lot No. 39, on the Plan of Morningside Heights, Section I, of record in Book 1130, page 76; thence with the South line of said Lot No. 39, South 74 deg. 09 min. East, 136 feet to a point; thence South 10 deg. 30 min. West, 165 feet, more or less, to the Northerly margin of Coreland Drive; thence with the margin of the same, Westerly 95 feet to the beginning of a curve; thence around said curve, Northwesterly on a radius of 30 feet, a distance of 42 feet to a point in the Easterly margin of Coreland Drive; thence with the margin of some, North 5 deg. 41 min. East, 143.2 feet to the beginning.

Being the same property conveyed to Ky Sychareune and wife, Jennifer Sychareune, by Warranty Deed from Jorge A. Rodriguez and wife, Julia Rodriguez, of record in Instrument No. 20080204-0011137, in the Register's Office of Davidson County, Tennessee, dated January 30, 2008 and recorded on February 04, 2008.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Lands of N.O. Love, deceased, as recorded in Plat Book 7, Page(s) 176. all of record in the Register's Office of **Davidson County,** Tennessee; together with the **2022 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 13th day of October, 2021

GRANTORS:

Ky Sychareune

Jennifer Sychareune

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Ky Sychareune and Jennifer Sychareune , 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 13 day of Oct 2021

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 7, 2025

My Commission Expires:

7/7/2025

New Owner Name and Address to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
1305 Coreland Drive
Madison, TN 37115

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

Mail tax bills to:
MESA VERDE ASSETS, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers: 051 12 0 050.00

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 $ 343,500.00

Karri S Chapman
AFFIANT

Subscribed and sworn to before me this 14 day of October, 2021

NOTARY PUBLIC

Commission expires: 6/2/25

Tennessee Certification of Electronic Document

I, Tammy Robinson, 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 October 15, 2021 (date of document).

Tammy Robinson
Affiant Signature

10-19-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 19 day of Oct, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

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