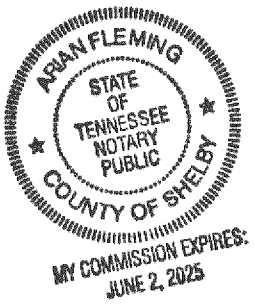
Karen Johnson Davidson County
Batch# 742048 DEEDWARR
10/22/2021 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20211022-0142542



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Affiant

Subscribed and sworn to before me, this 20 day of October, 2021.

Notary Public

My commission expires: 6/2/25

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mesa Verde Assets, LLC	New Owner	133 07 0 003.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746	Austin, TX 78746	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Joan C. Eakin, unmarried

(hereinafter called the "Granter"), have bargained and sold, and by these presents do transfer and convey unto

Mesa Verde Assets, LLC

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

Land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, Being part of Lot #29 in the plan of Hinchey-Petway property, of record in Minute Book "I", Page 442, Chancery Court at Nashville, Tennessee described according to a survey made by George W. Watkins, surveyor, October 7, 1953, as follows:

Beginning on the Southerly margin of the new Antioch Pike, formerly McCall Street, at the NE corner of the property conveyed to Lewis E. Johnson and wife, by deed from Mrs. James A. Cochran, et al, of record in Book 2278, Page 533, said Register's Office; thence with the Easterly line of said Johnson's property South 3 degrees, 05 minutes, West 214.8 feet to the Northerly line of Lot #39 on said plan of the Hinchey-Petway property; thence with said line, South 87 degrees, 15 minutes, East 94.3 feet; thence North 3 degrees, East 213.4 feet to and with the Westerly line of Lot #5 of McMillan Heights Subdivision, a plan of which is of record in Book 2083, Page 20, said Register's

Office to the Southerly margin of now Antioch Pike; thence with said pike Westwardly 93.3 feet to the beginning.

Being the same property conveyed to Rodger D. Eakin and wife, Joan C. Eakin by Warranty Deed from David Jenner, a married man and Charles Devier, an unmarried man of record as Instrument No. 20070806-0093139, in the Register's Office of Davidson County, Tennessee; the said Rodger D. Eakins having since died on May 19, 2021, survived by the said Joan C. Eakin.

This is improved unimproved property known as **155 McCall St, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20 day of October, 2021.

Joan C. Eakin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joan C. Eakin, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 20 day of October, 2021.

Notary Public
My Commission Expires: 12/12/2023

LTC File No. 21-000428-528

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

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 October 20, 2021 (date of document).

Stephanie Tremmel
Affiant Signature

10/21/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of October, 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