Karen Johnson Davidson County
Batch# 762305 DEEDWARR
11/29/2021 01:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20211129-0157205

Prepared by and return to:
Seth McNamee
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

WARRANTY DEED

Effective as of **19th day of November, 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**, Patrick A. Whitley, and Melissa D. Whitley Husband and Wife** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC,** a Delaware Limited Liability Company 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. 171, on the Plan of Rosewood Heights, Section 5, as shown on plat of record in Plat Book 2331, Page 39, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Said Lot No. 171 fronts 77.98 feet on the Westerly margin of Mitchell Road and runs back between lines measuring 143 feet on the Northerly line to a dead line in the rear measuring 89.2 feet thereon.

Being the same property conveyed to Patrick A. Whitley and Melissa D. Whitley, Husband and Wife, by Special Warranty Deed from Amsouth Bank, by Patricia mason, Commercial Banking Officer, of record in Instrument No. 20010621-0065848, in the Register's Office of Davidson County, Tennessee, dated June 18, 2001 and recorded on June 21, 2001.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; 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 16th day of November, 2021

GRANTORS:

Patrick A. Whitley

Melissa D. Whitley

Stephen W. Strout II
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Patrick A. Whitley and Melissa D. Whitley, 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 16 day of November 2021.

Notary Public

My Commission Expires:

3/4/24

New Owner Name and Address to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 902 Mitchell Road Nashville, TN 37206 Mail tax bills to: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 083 12 0 142.00	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 $ 470,000.00 AFFIANT Subscribed and sworn to before me this 16 day of November, 2021 NOTARY PUBLIC Commission expires: 3/4/24

Stephen W. Strout II
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Steve Friesth, 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 November 19, 2021 (date of document).

Affiant Signature

11/22/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

