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# 766274 DEEDWARR
12/02/2021 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20211202-0160037

WARRANTY DEED

Effective as of **29th 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, **Randall O. Baker, and Cynthia Baker Married** 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 the Westerly part of Lot No.1 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County.

SAID part of said lot, fronts 75 feet on the Easterly side of Preston Drive and runs back between lines 160 feet to a dead line, measuring 79.5 feet thereon.

Being the same property conveyed to Randall O. Baker, unmarried, by Warranty Deed from James W. Comstock, Jr. etux. Linda R., of record in Book 5751, Page 269, in the Register's Office of Davidson County, Tennessee, dated May 29, 1981 and recorded on June 01, 1981.

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 24th day of November, 2021

GRANTORS:

Randall O. Baker

Randall O. Baker

Cynthia L Baker

Cynthia Baker

STATE OF Tennessee

COUNTY OF Cheatham

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Randall O. Baker and Cynthia Baker, 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 24th day of November 2021.

DONNA DANLEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

dDonna dDanley

Notary Public

My Commission Expires:

6-28-2023

New Owner Name and Address to: Mesa Verde Assets, LLC A Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1419 Preston Drive Nashville, TN 37206 Mail tax bills to: Mesa Verde Assets, LLC A Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 072 16 0 283.00	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 $ 485,000.00 Randall O. Baker AFFIANT Subscribed and sworn to before me this 24th day of November, 2021 dDonna dDanley NOTARY PUBLIC Commission expires: 6-28-2023

DONNA DANLEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

Tennessee Certification of Electronic Document

I, R. Alan Alrobrook, 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 29, 2021 (date of document).

Affiant Signature

11/30/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 30th day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

