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# 770275 DEEDWARR
12/08/2021 12:27:30 PM 4 pgs
Fees: $23.00 Taxes: $1,213.60
20211208-0162833

WARRANTY DEED

Effective as of **2nd day of December, 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, **Sayed Alam, and Sayeed Sidiqyar 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 Lot No. 17 on the map of the L. C. Thuss Plan of lots, of record in Book 547, page 102, Register's Office for said County.

Said Lot No. 17 fronts 40 feet on the westerly side of 28th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Sayed Alam and Sayeed Sidiqyar by Trustee's Deed from Rodney M. Scott, Substitute Trustee, of record in Instrument No. 20150622-0059618, Register's Office of Davidson County, Tennessee, dated June 19, 2015 and recorded on June 22, 2015.

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 1st day of December, 2021

GRANTORS:

Sayeed Sidiqyar

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 1st day of December, 2021, before me personally appeared Sayed Alam and Sayeed Sidiqyar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2021.

AMY REAGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Notary Signature
My commission expires:

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: 707 28th Avenue North Nashville, TN 37208 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: 092060377	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 $ 328,000.00 AFFIANT Subscribed and sworn to before me this 1st day of December, 2021 NOTARY PUBLIC Commission expires: 6/2/25

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

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 1st day of December, 2021

GRANTORS:

Sayed Alam

Sayeed Sidiqyar

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 1 day of December, 2021, before me personally appeared Sayed Alam and Sayeed Sidiqyar, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1 day of December, 2021.

D. Edwards
Notary Signature
My commission expires:

D. EDWARDS
Notary Public - California
Alameda County
Commission # 2352241
My Comm. Expires Mar 19, 2025

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: 707 28th Avenue North Nashville, TN 37208 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: 092060377	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 $ 328,000.00 AFFIANT Subscribed and sworn to before me this 01 day of December, 2021 NOTARY PUBLIC Commission expires: 6/2/25

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

Tennessee Certification of Electronic Document

I, K. Alan Alsobrook, 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 December 2, 2021 (date of document).

Affiant Signature

12/6/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 6th day of December, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY