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# 777010 DEEDWARR
12/20/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20211220-0168036

WARRANTY DEED

Effective as of 9th **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, **MESA VERDE ASSETS, LLC** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Nicholas Antonello, an unmarried person and Courtney Bellush, an unmarried person,** 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. 2, First Revision, St. Lukes A.M.E. Community, of record in Plat Book 7900, Page 303, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Roderick Desamour Thompson, of record in Instrument No. **20210429-0057785**, in the Register's Office of Davidson County, Tennessee, dated April 20, 2021 and recorded on April 29, 2021.

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 addition 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 Chesterfield County, State of Virginia on this the 8th day of December, 2021

GRANTORS:

MESA VERDE ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signor

By: Michelle Gicgling
Its: Authorized Signor

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~SHELBY~~ Chesterfield

Before me, Chelsey Kidd of the state and county mentioned, personally appeared Michelle Gicgling, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Signor of Mesa Verde Assets, LLC, the within named bargainor, a Limited Liability Company, and that such Michelle Gicgling as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Virginia, this 8th day of December, 2021.

Notary Signature

Printed Name: Chelsey Kidd

My commission expires: 3/31/2024

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

New Owner Name and Address to: Nicholas Antonello and Courtney Bellush 912 Taylor Merritt Ct. Nashville, TN 37209 Property Address: 912 Taylor Merritt Court Nashville, TN 37209 Mail tax bills to: Nicholas Antonello and Courtney Bellush 912 Taylor Merritt Ct. Nashville, TN 37209 Parcel I.D. Numbers: 091 08 0A 002.00	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 475,000.00 AFFIANT Subscribed and sworn to before me this 8th day of December, 2021 NOTARY PUBLIC Commission expires: 3/31/2024

Tennessee Certification of Electronic Document

I, Stevie 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 December 9, 2021 (date of document).

Affiant Signature

12/10/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL

TAYLOR HUTSON
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25