Karen Johnson Davidson County
Batch# 777131 DEEDWARR
12/21/2021 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,561.03
20211221-0168216

WARRANTY DEED

JULIE C RUNYON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Montgomery
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $421,390.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/11/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	061 03 0 090.00
(NAME)	(NAME)	
5001 Plaza on the Lake, #200	5001 Plaza on the Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Patricia Annette Parham, an unmarried woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Lindell Heights, as of record in Book 1835, Page 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Being the same property conveyed to Vincent Howard Parham and wife, Patricia Annette Parham by Warranty Deed from Franklin M. Jenkins and wife, Barbara A. Jenkins, dated 05/29/1998 and recorded 06/02/1998, of record in Book 10957, Page 496, Register's Office for Davidson County, Tennessee.

The said Vincent Howard Parham died on 02/20/2019, leaving the said Patricia Annette Parham the sole surviving tenant by the entirety.

Subject To (1) All matters shown on the plat of record in Plat Book 1835, Page 14, (2) Covenants, conditions, easements and restrictions recorded in Book 1876, Page 156, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4832 Lindell Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1445638
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 14th day of December, 2021.

Patricia Annette Parham

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Annette Parham**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of December, 2021.

Notary Public

My Commission Expires: 9/11/23

JULIE C RUNYON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

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 14, 2021 (date of document).

Affiant Signature

12/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 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