Karen Johnson Davidson County
Batch# 781363 DEEDWARR
12/29/2021 10:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20211229-0171134

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

WARRANTY DEED

Effective as of **21st 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, **Kathryn Adrienne Daniels, a single woman** 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. 337 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerrod R. Daniels, unmarried, by Warranty Deed from Jay D. Mills, of record in Instrument No. 20080102-0000137, in the Register's Office of Davidson, County, Tennessee. The said Jerrod R. Daniels having since died on or about August 22, 2021, Kathryn Adrienne Daniels executes her conveyance as the sole beneficiary of the Last Will and Testament of Jerrod R. Daniels, probated at Case No. 21P1890 in the Seventh Circuit Court for Davidson County, Tennesee Probate Division.

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 20th day of December, 2021

GRANTORS:

Kathryn Adrienne Daniels

Kathryn Adrienne Daniels

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of December, 2021, before me personally appeared Kathryn Daniels, 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 20 day of December, 2021.

Notary Signature
My commission expires: May 19, 2025

KEVIN MILLER NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 5/19/2025 HALL COUNTY, GEORGIA

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: 857 Stirrup Drive Nashville, TN 37221 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: 142 03 0 067.00	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 $ 444,000.00 AFFIANT Subscribed and sworn to before me this 20 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, John Zelicka, 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 21, 2021 (date of document).

Affiant Signature

12/22/2021
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

