WARRANTY DEED

Karen Johnson Davidson County
Batch# 781532 DEEDWARR
12/29/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $952.75
20211229-0171374

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/2/25

(AFFIX SEAL)

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

W-BM-21-606

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MESA VERDE ASSETS, LLC	**New Owner**	
(NAME)	(NAME)	
5001 Plaza On The Lake, #200		**092-10-0-288.00**
(ADDRESS)	(ADDRESS)	
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 consideration, the receipt of which is hereby acknowledged, **MARTIN J. COLGAN AND SUSAN J. COLGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MESA VERDE ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land located in Davidson County, State of Tennessee, being all of Lot No. 5 of Block "A" of M.B. & M.S. Pilcher's Re-Subdivision, a plan of record in Plat Book 57, Page 91, of the Register's Office of Davidson County, Tennessee. Said lot No. 5 fronts 40 feet on the westerly side of Euclid Avenue and extends back between parallel lines, with the southerly margin of an alley, 170 feet to an alley in the rear.

Being the same property conveyed to Martin J. Colgan and Susan J. Colgan, husband and wife by Warranty Deed from Shanta A. Harris of record in Instrument No. 20211115-0151647 Register's Office for Davidson County, Tennessee, dated November 08, 2021 and recorded on November 15, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 57, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 26th Ave North, Nashville, Tennessee 37209**.

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), their heirs and 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), their 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 my/our hand(s) this the 21st DAY OF DECEMBER, 2021.

Martin J. Colgan

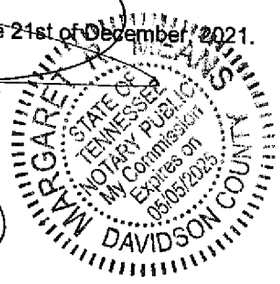
Susan J. Colgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN J. COLGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires:
(SEAL)

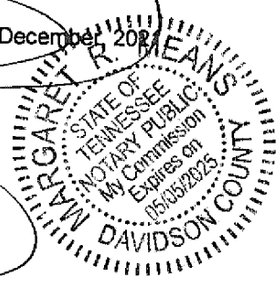


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN J. COLGAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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

