THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 211138310**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $459,900.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2021. Notary Public My Commission Expires: 6/2/25

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

WARRANTY DEED

Address New Owner: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	Send Tax Bills To: MESA VERDE ASSETS, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746	Tax Information: Tax Parcel ID No. 072-06-283.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shea R. Stiles, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MESA VERDE ASSETS, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Situated in Davidson County, Tennessee and being Lot No. 61 on the Plan of the Bransford Realty Company's Subdivision of the Maxey and Gallatin Road Property, of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shea R. Stiles by Warranty deed from Robert Knee, II of record in Instrument No. 20080722-0074964 Register's Office for Davidson County, Tennessee, dated July 10, 2008 and recorded on July 22, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property located at 2915 Davis Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 781812 DEEDWARR
12/30/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20211230-0171755

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2021.

Shea R. Stiles

Shea R. Stiles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shea R. Stiles, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2021.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES ~~DECEMBER 16, 2021~~ November 22, 2025 AB

Tennessee Certification of Electronic Document

I, John Zelinka, 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 17, 2021 (date of document).

Affiant Signature

12/23/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 23rd 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