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# 789999 DEEDWARR
01/13/2022 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20220113-0005298

WARRANTY DEED

Effective as of **30th 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, **Tracy Pope, 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:

Being the Northerly half of Lot No. 188 on the plan of McGavock, Wetmore and others, second addition to Nashville, called the addition to the town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northerly half of Lot No. 188 fronts 50 feet on the Westerly Side of Twelfth Avenue North, formerly Florence Street, and runs back between parallel lines 154 feet to an alley.

Being the same property conveyed to Tracey Pope, by Quitclaim Deed from James Pope Jr., Janice Pope, and Charles Pope, of record in Instrument No. 20110218-0013964, in the Register's Office of Davidson County, Tennessee, dated February 14, 2011 and recorded on February 18, 2011.

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 **2019 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 30th day of December, 2021

GRANTORS:

Tracy m Pope
Tracy Pope

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29 day of Dec, 2021, before me personally appeared Tracy Pope, 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 29th day of December, 2021.

Notary Signature
My commission expires: May 2, 2022

NOVA V WALKER-CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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: 1721 12th Avenue North Nashville, TN 37208 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: 081 11 0 441.00	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 $ 215,000.00 AFFIANT Subscribed and sworn to before me this 30 day of December, 2021 NOTARY PUBLIC Commission expires: 6/2/23

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

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 30, 2021 (date of document).

Affiant Signature

1/7/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of January, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

