Karen Johnson Davidson County
Batch# 809861 DEEDWARR
02/23/2022 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220223-0020507

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2022

Notary Public I. Dyke Tatum

MY COMMISSION EXPIRES: May 25, 2025

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

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	05202024500
(NAME)	(NAME)	
5001 Plaza on the Lake, Suite 200	5001 Plaza on the Lake, Suite 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 ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Monica Encalada and Fausto Robles, wife and husband,** hereinafter called the GRANTORS, 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 GRANTEES, their heirs and 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. 31, on the plan of Rainbow Terrace, Section III, as shown on plat of record in Plat Book 2133, Page 20, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 31 fronts 120 feet on the westerly margin of Randy Road and extends back 408.7 feet on the southerly line and 409.00 feet on the northerly line to a dead line in the rear measuring 120 feet thereon.

Being the same property conveyed to Monica Encalada and Fausto Robles, wife and husband by deed dated January 15, 2016 from Jose Encalada and wife, Elvia Encalada of record in Instrument No. 20160121-0006217, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 324 Randy Road, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 10th day of February, 2022.

Mónica Encalada

Fausto Robles

State of Tennessee
County of Davidson

On this 10th day of February, 2022, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Monica Encalada and Fausto Robles, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 10th day of February, 2022.

Notary Public I. Dyke Tatum
My Commission Expires: May 25, 2025

File No.: 22-VMPronto

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

True Copy Certification

I, Ashley Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.
Document Date: 02/10/22

Ashley Baker
signature date: 02/11/22

State of North Carolina
County of Mecklenburg

Personally appeared before me, Peyton N. Hedrick (name of notary), a notary public for this county and state, Ashley Baker (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.
Document date: 02/10/22

Notary Signature signature date: 02/11/22

My commission Expires: 10/19/2026

Notary Seal (if on paper)

