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# 819308 DEEDWARR
03/10/2022 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.13
20220310-0027987

WARRANTY DEED

Effective as of **28th day of February, 2022,** 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, **Ryan Christoper Horne** 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. 197 on the Map of Dalewood Section III, of record in Book 1835, Page 20, Register's Office for said County.

Said Lot No. 197 fronts 106 feet along the Easterly side of Ravenwood Drive and extends back between lines 120.2 feet on the North line and 160 feet on the South line to a dead line in the rear in which it measures 93 feet.

Being the same property conveyed to Ryan Christopher Horne, by Warranty Deed from Stephen C. Smith, unmarried, of record in Instrument No. 20110426-0031721, in the Register's Office of Davidson County, Tennessee, dated April 25, 2011 and recorded on April 26, 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 **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 28 day of February, 2022

GRANTORS:

Ryan Christoper Horne

STATE OF TENNESSEE GA
COUNTY OF SHELBY COBB

On this 28 **day of** Feb **, 2022, before me personally appeared Ryan Christoper Horne, 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 28 **day of** Feb **, 2022.**

KILEY TRISCIK NOTARY PUBLIC COBB COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 22, 2024

Notary Signature
My commission expires:

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: 2227 Ravenwood Drive Nashville, TN 37216 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: 072 08 0 237.00	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 444,900.00 AFFIANT Subscribed and sworn to before me this 28 day of February, 2022 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 February 28, 2022 (date of document).

Affiant Signature

3/2/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 2nd day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

