Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 820064 DEEDWARR
03/11/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20220311-0028326

WARRANTY DEED

Effective as of 25 **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, **MESA VERDE ASSETS, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Joshua Harris and Anna Rose Heyman, husband and wife,** 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. 65 on the Plan of Subdivision of The Waters Place on Maxey Lane, of record in Plat Book 332, Page(s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20210421-0053301** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of The Waters Place and recorded in Plat Book 332, Pages 136 and 137; covenants, conditions and restrictions as set forth in Deed of record; covenants, conditions and restrictions as set forth in Restrictions recorded in Book 456, Page 458; Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4191, Page 625; all of record in the Register's Office of **Davidson County**, Tennessee; and **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 Williamson County, State of Texas on this the 25 day of February, 2022.

GRANTORS:

MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Alyssia Ventura
Its: Authorized Signor

STATE OF Texas
COUNTY OF Williamson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Alyssia N. Ventura with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the authorized signor of **MESA VERDE ASSETS, LLC**, the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and seal, at office in Williamson County, State of Texas this 25 day of February, 2022.

Notary Public

My Commission Expires: 12/09/2022

ELVIA RECINOS-LEIVA
My Notary ID # 130046163
Expires December 9, 2022

New Owner Name and Address to: Joshua Harris and Anna Rose Heyman 1705 Hanover Road Nashville, TN 3216 Property Address: 1705 Hanover Road Nashville, TN 3216 Mail tax bills to: Nuwave Lending 10440 North Central Expressway, Ste. 800 Dallas, TX 75231 Parcel I.D. Numbers: 072 12 0 003.00	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 $585,000.00 AFFIANT Subscribed and sworn to before me this 28th day of February, 2022. NOTARY PUBLIC Commission expires: 10/05/25

NATASHA VUCKO VICENTE SOARES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

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 February 25, 2022 (date of document).

Affiant Signature

3/3/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 3rd day of March, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

202203110028326