Karen Johnson Davidson County
Batch# 827375 DEEDWARR
03/23/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20220323-0033672

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-16173-DJ

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $385,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of March, 2022.

Notary Public
My Commission Expires: 6/2/25

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MESA VERDE ASSETS, LLC 5001 Plaza on the Lake #200 Austin, TX 78746	New Owner	162-05-0-196

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **James Jolley and Carla Jolley, husband and wife,** hereinafter called the Grantor(s), 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 Grantee(s), its successors 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 all of Lot No. 42, Section 3, Hickory Valley Subdivision, according to survey and plat of same appearing of record in Plat Book 4460, page 86, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description to said lot.

Being the same property conveyed to James Jolley and Carla Jolley by Quitclaim Deed from James Jolley and Carla Jolley, who erroneously acquired title as, Cara Jolley, dated July 31, 2021, recorded September 29, 2021, of record in Instrument No. 20210929-0130676, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to James Jolley and Cara Jolley by Warranty Deed from Joseph David Owen and Harriet Balsinger, who acquired title as Harriet Jones Owen, dated June 22, 2020, recorded July 1, 2020, of record in Instrument No. 20200701-0071227, said Register's Office; and further, being the same property conveyed to Harriet Jones Owen by Quitclaim Deed dated October 21, 2016, recorded November 3, 2016, of record in Instrument No. 20161103-0116311, said Register's Office.

This is improved property located at: **308 Ash Grove Court, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2022.

GRANTOR:

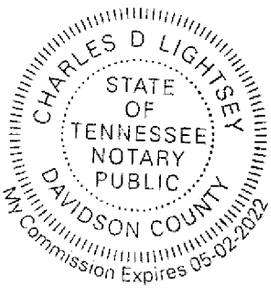
James Jolley

Carla Jolley

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James Jolley and Carla Jolley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of March, 2022.



Notary Public
My Commission expires: 5/2/22

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 March 14, 2022 (date of document).

Affiant Signature

3/15/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 15th day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

