Karen Johnson Davidson County
Batch# 830423 DEEDWARR
03/29/2022 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220329-0036114

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

WARRANTY DEED

Effective as of **21st day of March, 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, **Rebecca L. Whitney, an unmarried 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 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. 3 on the Plan of Clifton of record in Plat Book 161, Page 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Rebecca L. Whitney, a single person, by Warranty Deed from Margaret A. McGill, unmarried woman, of record in Instrument no. 20180921-0093911, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 21, 2018.

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 17 day of March, 2022

GRANTORS:

Rebecca Lynn Whitney

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 17 day of March, 2022, before me personally appeared Rebecca Lynn Whitney, 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 17 day of March, 2022.

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: My Commission Expires March 3, 2025

New Owner Name and Address to: Mesa Verde Assets, LLC, a Delaware Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 904 42nd Avenue North Nashville, TN 37209 Mail tax bills to: Mesa Verde Assets, LLC, a Delaware Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 091 08 0 280.00	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 530,000.00 AFFIANT Subscribed and sworn to before me this 17 day of March, 2022 NOTARY PUBLIC Commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 March 21, 2022 (date of document).

Affiant Signature

3/22/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 22nd day of March, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

