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# 830741 DEEDWARR
03/29/2022 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20220329-0036458

WARRANTY DEED

Effective as of 22ND **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, **MESA VERDE ASSETS, LLC, a Texas Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Jacob Albert Scheff, an unmarried man,** 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:

Described Property located in Davidson County, Tennessee, Lot No. 11, on the Plan of Hidden Acres, as of record in Book 1130, Page 89, Register's Office for said County. Said Lot No. 11 fronts 75.0 feet on the Easterly side of Hartford Drive and extends back between parallel lines 150.0 feet to a dead line in the rear.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty deed from Kent Childs and wife, Lois Jill Childs of record in Instrument No. **20210325-0039785** Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 25, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the Plan of record in Plat Book 1130, Page 89; Restrictions of record in Book 1394, Page 219, Book 1428, Page 565, and Book 1432 Page 528; Agreement of Dedication of Easement of Sanitary, Sewers and/or Storm Drainage of record in Book 4366, Page 144; 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 Chesterfield County, State of Virginia on this the 14th day of March, 2022

GRANTORS:

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

STATE OF Virginia
COUNTY OF Chesterfield

Before me, a Notary Public of the state and county mentioned, personally appeared Michelle Giegling with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be authorized signor of MESA VERDE ASSETS, LLC, the within named bargainor, a Limited Liability Company, and that such Michelle Giegling as such authorized signor, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Virginia, this 14 day of March, 2022.

Notary Signature

Printed Name: Chelsey Kidd

My commission expires: 3/31/2024

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

New Owner Name and Address to: Jacob Albert Scheff 2726 Hartford Drive Nashville, TN 37210 Property Address: 2726 Hartford Drive Nashville, TN 37210 Mail tax bills to: New Owner Parcel I.D. Numbers: 119-10-0-152	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 525,000.00 AFFIANT Subscribed and sworn to before me this 22ND day of March, 2022 NOTARY PUBLIC Commission expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Diane March,** 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 this the 22nd day of March, 2022.

Affiant Signature
Date 03/22/2022

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

