Karen Johnson Davidson County
Batch# 838385 DEEDWARR
04/12/2022 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,781.55
20220412-0042191

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $481,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/2/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Group of Tennessee, LLC Series Bravo, 104 Masonic Street, Ste 10, Dickson, TN 37055,
File number: 2022-03-7559B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
MESA VERDE ASSETS, LLC a Delaware Limited Liability Company	MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	102 03 0 155.00
(NAME)	(NAME)	
5001 Plaza On the Lake, #200	5001 Plaza On the Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BETTY JEAN VEACH (also known as Betty J. Veach), UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, 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, ITS HEIRS 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 Lot No. 1219 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Pages 10 and 11, said Register's Office.

Said Lot No. 1219 fronts 75.0 feet on the easterly side of Annex Avenue and extends back 152.5 feet on the northerly line and 150.3 feet on the southerly line to dead line in the rear measuring 75.10 feet thereon.

BEING the same property conveyed to Bobby E Veach and wife, Betty J. Veach by Deed from J. Douglas Wright, Jr. And wife, Marilyn Joan Wright from dated June 23, 1966 and of record on June 24, 1966, in Book 4029, Page 563, in the Register's Office for Davidson County, Tennessee. Also being the same property title to which vested in Betty J. Veach upon the death of Bobby E Veach, by reason of their tenancy by the entirety.

Subject to applicable restrictions, building setback lines and all existing easements that appear of record in the Register's Office for Davidson County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

Barbara A. Killbebrew executes this document on behalf of Betty Jean Veach (also known as Betty J. Veach), pursuant to a Power of Attorney, of record in Instrument Number 20220309-0027040, in the Register's Office.

Witness my hand this 1st day of April, 2022.

Betty Jean Veach
Betty Jean Veach

BY: Barbara A. Killebrew, Attorney-In-Fact
Barbara A. Killebrew, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Dickson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **Barbara A. Killebrew**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the within named bargainor, **Betty Jean Veach,** and who acknowledged that such person executed the same as the free act and deed of **Betty Jean Veach**.

Witness my hand and official seal this 1st day of April, 2022.

Commission Expires: _____

Notary Public

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 04-23-2023

Tennessee Certification of Electronic Document

I, R. Alan Alrobood, 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 April 1, 2022 (date of document).

Affiant Signature

4/5/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 5th day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY