Karen Johnson Davidson County
Batch# 841360 DEEDWARR
04/18/2022 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220418-0044399

WARRANTY DEED

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

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	
(NAME)	(NAME)	
5001 Plaza on the Lake, Suite 200	5001 Plaza on the Lake, Suite 200	13312024400
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Harriet S. Roberts, a widow** , HEREINAFTER CALLED THE GRANTOR, HAS 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, THEIR 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. 135 on the Plan of Section Three, Greenwood Hills, of record in Book 5050, Page 10, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William T. Roberts and wife, Harriett S. Roberts, by Quitclaim Deed from Mipal K. Khurana, of record in Instrument No. 20040525-0060982, in the Register's Office of Davidson County, Tennessee, dated May 25, 2004 and recorded on May 25, 2004.

The said William T. Roberts having since deceased on June 18, 2020, leaving Harriett S. Roberts as the surviving tenant by entirety. Harriet S. Roberts being one and the same, and erroneously referred to as, Harriett S. Roberts.

Being the same property conveyed to Mipal Khurana, by Quitclaim Deed from Earl D. Gill and Francis L. Gill, of record in Book 7227, Page 62, in the Register's Office of Davidson County, Tennessee, dated May 05, 1987 and recorded on May 06, 1987.

Being the same property conveyed to Earl D. Gill and wife, Francis L. Gill and Mipal Khurana, by Warranty Deed from David A. Mealer and wife, Cynthia I. Mealer, of record in Book 6889, Page 147, in the Register's Office of Davidson County, Tennessee, dated June 13, 1986 and recorded on June 17, 1986.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3869 Scotwood Dr. Nashville, TN 37211

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 my hand this 8th day of April, 2022.

Harriet S. Roberts

Harriet S. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Harriet S. Roberts**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of April, 2022.

Notary Public
My Commission Expires: 9/16/23

ANAMARIA WILLINGHAM
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/23
COUNTY OF WILLIAMSON

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 April 8, 2022 (date of document).

Affiant Signature

4/11/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

