Karen Johnson Davidson County
Batch# 843439 DEEDQC
04/21/2022 10:48:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220421-0046163

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Drive, #360
Brentwood, TN 37027

This Instrument was drafted from information provided by the parties.

THE PURPOSE OF THIS CONVEYANCE IS TO SEPARATE THE LOTS INTO TWO SEPARATE TAX PARCEL IDENTIFICATION NUMBERS

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL:**
Mesa Verde Assets, LLC 128 Dylan Woods Drive Nolensville, TN 37135	NEW OWNER	71-09 103.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that **MESA VERDE ASSETS, LLC**, a Delaware limited liability company, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and does hereby convey remise, release and forever quitclaim unto **MESA VERDE ASSETS, LLC**, a Delaware limited liability company, all its interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 165 on the Plan of Brooklyn Heights, E.C. Scruggs Subdivision of Lots 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Plan as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 165 fronts 40 feet on the southerly side of Seminary Street, formerly Brooks Avenue, and extends back between parallel lines 140 feet to an alley in the rear.

TRACT TWO:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Brooklyn Heights, E.C. Scruggs Subdivision of Lots 18, 19, 20, 21, 29, 11 & 12 in Brooklyn Plan as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 165 fronts 40 feet on the southerly side of Seminary Street, formerly Brooks Avenue, and extends back between parallel lines 140 feet to an alley in the rear.

Being a part of the same property conveyed to Mesa Verde Assets, LLC, a Delaware limited liability company by deed from John U. Okeh, unmarried, of record in Instrument No. 20220309-0026875, Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 Seminary Street, Nashville, Tennessee 37207.

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this this 19 day of April, 2022.

MESA VERDE ASSETS, LLC

By: _____
Seth Hillis, General Manager - Nashville

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Seth Hillis with whom I am personally acquainted and who upon his oath acknowledged himself to be the General Manager – Nashville of Mesa Verde Assets, LLC, the within named bargainor, a limited liability company, and that he as such General Manager - Nashville being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by the said Seth Hillis as General Manager – Nashville.

Witness my hand and official seal at office in Brentwood, Tennessee, on this the 19 day of April, 2022.

_____
Notary Public

My Commission Expires: 10/11/25

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 19 day of April, 2022.

Notary Public

My commission expires: 10/11/25

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY