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

Karen Johnson Davidson County
Batch# 846447 DEEDWARR
04/27/2022 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,031.38
20220427-0048758

WARRANTY DEED

Effective as of **20th day of April, 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, **Vanecia L. Akins, a single 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 Limited 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. 11 on the Plan of Cumberland Gardens, Section Eight, as of record in Plat Book 3300, Page 82, Register's Office for said County. Said Lot No. 11 fronts 52 feet on the West side of 25th Avenue North, and extends back 81 feet on the North line and 121 feet on the South line, to a dead line in the rear on which it measures 65.6 feet.

Being the same property conveyed to Vanecia L Akins, an unmarried woman, by Warranty Deed from Estate of Helena Faye Owens, and Daniel Edward Owens, Jr., of record in Instrument No. 20140826-0077870, in the Register's Office of Davidson County, Tennessee, dated August 21, 2014 and recorded on August 26, 2014.

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 20th day of April, 2022

GRANTORS:

Vanecia L. Akins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20TH **day of** APRIL**, 2022, before me personally appeared Vanecia L. Akins, 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 20TH **day of** APRIL**, 2022.**

Notary Signature
My commission expires: 10/26/25
FOR CALIFORNIA RESIDENTS SEE ATTACHED

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

New Owner Name and Address to: MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1811 25th Avenue North Nashville, TN 37208 Mail tax bills to: MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 081 06 0 246.00	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 $ 278,750.00 AFFIANT Subscribed and sworn to before me this 20th day of April, 2022 NOTARY PUBLIC Commission expires: 10/26/25

Kristen Nicole Gevinski
STATE OF TENNESSEE NOTARY PUBLIC
Wilson

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 20, 2022 (date of document).

Affiant Signature

4/20/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 20th day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

