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# 847023 DEEDWARR
04/28/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20220428-0048986

WARRANTY DEED

Effective as of 14th **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, **MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Hayley Calarco, an unmarried woman,** 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. 31, Section One, Parkwood Estates, of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Harry L. Jones and wife, Kathy Ann Jones, of record in Instrument No. **20210408-0046802**, in the Register's Office of Davidson County, Tennessee, dated March 29, 2021 and recorded on April 08, 2021.

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; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Parkwood Estates, as recorded in Plat Book 2900, Pages 119 and 120; Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3136, Page 52 and amended recorded in Book 3253, Page 591; 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 Williamson County, State of Texas on this the 13 day of April, 2022.

GRANTOR:
MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signer

By: Alyssia Ventura
Its: Authorized Signer

STATE OF Texas
COUNTY OF Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared Alyssia Ventura 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 Signer of MESA VERDE ASSETS, LLC, the within named bargainor, a Limited Liability Company, and that such Alyssia Ventura as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signer.

Witness my hand and seal, at office in Williamson County, Texas, this 13 day of April, 2022.

Notary Signature

Printed Name: Chris Ventura

My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address to: Hayley Calarco 3128 Richmond Hill Drive Nashville, TN 37207 Property Address: 3128 Richmond Hill Drive Nashville, TN 37207 Mail tax bills to: Freedom Mortgage Corporation 951 Yamato Road, Suite 175 Boca Raton, FL 33487 Parcel I.D. Numbers: 050 14 0 210.00	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 400,000.00 AFFIANT Subscribed and sworn to before me this 14th day of April, 2022 NOTARY PUBLIC Commission expires: 10/05/25

NATASHA VUCKO VIC-SOARES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

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 14, 2022 (date of document).

Affiant Signature

4/21/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 21st day of April, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

