Karen Johnson Davidson County
Batch# 855677 DEEDWARR
05/16/2022 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220516-0055690

Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119
(901) 881-8600

WARRANTY DEED

Effective as of **4th day of May, 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 **Maria Pulido, 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. 12 on the Plan of First Revision, St. Lukes A.M.E. Community of record in Plat Book 7900, Page 303, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MESA VERDE ASSETS, LLC, by Warranty Deed from Ella Porche, an unmarried woman, of record in Instrument No. **20210514-0065497**, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on May 14, 2021.

This property is unencumbered except restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision St. Lukes A.M.A. Community, as recorded in Plat Book 7900, Page 303; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Parts Lots 13, 19, 20, 21 "Clifton", as recorded in Plat Book 421, Page 49; Declaration of Covenants, Conditions and Restrictions recorded in Book 8169, Page 733; Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants House Program recorded in Book 10593, Page 393; Covenants, Conditions and Restrictions as set forth in Metropolitan Housing and Urban Development Agency Affordability Restriction Agreement and Right of First Refusal recorded in Book 10593, Page 409; Easement for Overhead Power Lines, recorded in Book 8091, Page 946; Permissive Use Agreement as set forth in instrument recorded in Book 10593, Page 361; all of record in the Register's Office of Davidson County, Tennessee; and **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 on this 2 day of May, 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 Notar yPublic 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, Cty TX, this 2 day of May, 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/ Mail tax bills to: Maria Pulido 903 Taylor Merritt Court Nashville, TN 37209 **Property Address:** 903 Taylor Merritt Court Nashville, TN 37209 Parcel I.D. Number: 091 08 0A 012.00	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 **$465,000.00** AFFIANT Subscribed and sworn to before me this 4th day of May, 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 May 4, 2022 (date of document).

Affiant Signature

5/5/2022
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

