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# 856247 DEEDWARR
05/16/2022 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,779.70
20220516-0056257

WARRANTY DEED

Effective as of **5th 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, **Barzan Hawramy, a married man** 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. 165 on the plan of, Section Two Harpeth Park, as shown by plat of record in Plat Book 3700, Page 58 and Surveyor's Certificate of Correction Book 4226, Page 614, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to Barzan Hawramy, a married man, by Warranty Deed from Aziz Rasuli and wife, Neela Rasuli aka Aziz Abdul Rasuli and Neela N. Rasuil of record in Instrument No. 20170111-0003066, in the Register's Office of Davidson County, Tennessee, dated January 06, 2017 and recorded on January 11, 2017.

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 5 day of May, 2022

GRANTORS:

Barzan Hawramy by Azhin Hawramy, Attorney-In-Fact

Barzan Hawramy by Azhin Hawramy, Attorney-In-Fact

Azhin Hawramy

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, AZHIN HAWRAMY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of BARZAN HAWRAMY acting as that person's agent and attorney in fact, and acknowledged that he/she executed the foregoing instrument as agent and attorney in fact for BARZAN HAWRAMY for the purposes therein contained.

AND

On this 5 day of MAY, 2022, before me personally appeared Azhin Hawramy, 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 5 day of MAY, 2022.

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Notary Signature
My commission expires:

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: 338 Cross Timbers Drive Nashville, TN 37221 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: 128 14 0 087.00	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 481,000.00 AFFIANT Subscribed and sworn to before me this 6th day of May, 2022 Stephanie Tremmel NOTARY PUBLIC Commission expires: 5/8/2023

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Tennessee Certification of Electronic Document

I, E. Alan Alsobrook, 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 5, 2022 (date of document).

Affiant Signature

5/6/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 6th day of May, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

