Karen Johnson Davidson County
Batch# 857700 DEEDWARR
05/18/2022 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20220518-0057524

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

WARRANTY DEED

Effective as of **1st 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, **Maverick Rose, LLC, a Tennessee Limited Liability Company** 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. 9 on the Plan of Whispering Hills, Section 5, of record in Plat Book 3300, Page 11, as amended in Book 6812, Page 118, in the Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maverick Rose, LLCo, by Warranty Deed fromEdgar Manuel Canedo Perez, Juan Rodolfo Canedo, Rita Margot Canedo, Carmen Emma Canedo Perez, Fernando J. Canedo, Fabio Eduardo Canedo, Paolo Ricardo Canedo Perez, and Ruth Ines Perez de Canedo, of record in Instrument No 20220511-0053851 in the Register's Office for Davidson County, Tennessee.

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~~ Williamson County, State of Tennessee on this the 31st day of ~~April~~ March 2022

GRANTORS:

Maverick Rose, LLC, a Tennessee Limited Liability Company

By: _____
Zach McKinney, Authorized Signor

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

Before me, a notary public, of the state and county mentioned, personally appeared Zach McKinney, 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 Signor of Maverick Rose, LLC, the within named bargainor, a Limited Liability Company, and that such Zach McKinney as such Authorized Signor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Signor.

Witness my hand and seal, at office in Williamson County **this** 31st **day of** March **, 2022.**

Katelynn King
Notary Signature

Printed Name: Katelynn King

My commission expires: 11-03-2025

KATELYNN ELIZABETH KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

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: 4932 Aquatic Road Nashville, TN 37211 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: 147-16-0-015	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 $355,000.00 _____ AFFIANT Subscribed and sworn to before me this 1 day of April, 2022 _____ NOTARY PUBLIC Commission expires: _____

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

Tennessee Certification of Electronic Document

I, Jonathan Boggus, 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 1, 2022 (date of document).

Affiant Signature

5/11/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 11th day of May, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

