Karen Johnson Davidson County
Batch# 863263 DEEDWARR
05/27/2022 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20220527-0061575

Name and Address of New Owner:
MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company
5001 Plaza on the Lake, #200
Austin TX 78746

Send Tax Bills To:
MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company
5001 Plaza on the Lake, #200
Austin TX 78746

This Instrument Prepared By: Bell Law Settlement Services, LLC 112 30th Avenue North Nashville, TN 37203

Map & Parcel No: 042 12 0 049.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Cynthia Carpenter, FKA Cynthia Welker, and Scott Carpenter**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 12 ON THE PLAN OF THE W. W. GRAY SUBDIVISION OF RECORD IN BOOK 974, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

SAID LOT NO. 12 FRONTS 100 FEET ON THE SOUTHERLY MARGIN OF CHARLES DRIVE, FORMERLY MELROSE AVENUE AND CHELSEA DRIVE, AND EXTENDS BACK 150 FEET BETWEEN PARALLEL LINES TO A DEAD LINE IN THE TEAR MEASURING 100 FEET THEREON.

Being the same property conveyed to Cynthia Welker*, an unmarried person by Quit Claim Deed from Cynthia Welker, erroneously named as Cynthia Walker in previous conveyance, unmarried, and Scott F. Carpenter, unmarried, of record as Instrument No. 20040303-0024225 in the Register's Office for Davidson County, Tennessee, dated February 24, 2004 and recorded on March 3, 2004.

*Cynthia Welker has since married Scott F. Carpenter and now is Cynthia Carpenter and Scott F. Carpenter has a marital interest in said property.

Being the same property conveyed to Cynthia Welker, erroneously named as Cynthia Walker, and Scott F. Carpenter by Warranty Deed from Maurice F. Carpenter, recorded on December 12, 2003, of record in Instrument No. 20031212-0178291, Register's Office for Davidson County, TN.

For Information Only: Being Parcel 042 12 0 049.00
Being also known as 507 Charles Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of May, 2022.

Cynthia Carpenter (SEAL)

Scott Carpenter (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of May, 2022, before me personally appeared Cynthia Carpenter and Scott Carpenter, 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 23rd day of May, 2022.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of May, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-4656-RS

BRITTANY TRENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Jonathan Boggs, 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 23, 2022 (date of document).

Affiant Signature

5/24/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24th day of May, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

