Karen Johnson Davidson County
Batch# 866934 DEEDWARR
06/03/2022 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220603-0064118

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27 DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MESA VERDE ASSETS, LLC, a Delaware limited liability company	New owner	
(NAME) 5001 Plaza on The Lake Ste 200	(NAME) 5001 Plaza on the Lake #200	117-03-0-100.00
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charles H. Rimlinger Jr.**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Hillsboro Circle of record in Plat Book 1130, Page 15, 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 Emmett D. Bell, a Widower by Warranty deed from J. Kenneth Deitchman of record in Book 4421, page 904, Register's Office for Davidson County, Tennessee, dated June 02, 1970 and recorded on June 03, 1970. (Value or consideration shown in aforementioned deed $14,000.00.)

Being the same property conveyed to Martha Bell Rimlinger nka Martha Rimlinger O'Rear by Quitclaim deed from Emmett D. Bell, Jr., and John Bell, as Co-Executors under the Last will and Testament of Emmett D. Bell, deceased, dated July 30, 1980 of record in Book 5654, page 111, Register's Office for Davidson County, Tennessee, dated July 30, 1980 and recorded on September 22, 1980. (Value or consideration shown in aforementioned deed $36,000.00.) Martha Bell O'Rear fka Rimlinger deceased on or about February 23, 1990.

Being the same property conveyed to Charles H. Rimlinger, Jr., Devisee under the Last Will and Testament of Martha Rimlinger O'Rear fka as Martha Bell Rimlinger, deceased, dated February 23rd 1990 by Quitclaim deed from Charles H. Rimlinger, Jr., having been duly appointed and qualified as Executor of the Last Will and Testament of Martha Rimlinger O'Rear fka as Martha Bell Rimlinger, deceased, dated February 23rd, 1990 of record in Instrument No. 20100809-0062939 Register's Office for Davidson County, Tennessee, dated August 06, 2010 and recorded on August 09, 2010.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2709 Sharondale Ct. Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 27th day of May, 2022.

Charles H. Rimlinger Jr.

STATE OF TENNESSEE
COUNTY OF Blount

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Charles H. Rimlinger Jr.**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of May, 2022.

Notary Public

My Commission Expires: 7/26/2023

TIFFANY BETH EDINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 5/27/22.

Affiant Signature

5/27/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022