WARRANTY DEED

Karen Johnson Davidson County
Batch# 868169 DEEDWARR
06/07/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20220607-0064934

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER: MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	SEND TAX BILLS TO: MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company	MAP-PARCEL NUMBERS
(NAME) 500 I Plaza On The Lake #200	(NAME) 5001 Plaza On The Lake #200	103 07 0 002.00
(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, WE, **WILLIAM M. COPE JR. AND TIMOTHY B. COPE AND KELLIE C. PRATT AND KIMBERLY A. EATON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MESA VERDE ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Two, Richland Meadows, as of record in Book 2083, Page 72, Register's Office for said County.

Said Lot No. 94 fronts 72.4 feet on the Westerly side of Bon Air Circle and extends back 161.9 feet on the Northerly line, and 138.5 feet on the Southerly line to a dead line on the rear, measuring 43.1 feet thereon.

Being the same property conveyed to William M. Cope and wife, Betty J. Cope, by Warranty Deed from William F. Malone and wife, Barbara S. Malone, of record in Book 3611, Page 639, in the Register's Office of Davidson County, Tennessee, dated July 25, 1963 and recorded on August 07, 1963.The said William M. Cope died on November 30, 2017 vesting title in Betty J. Cope as surviving tenant by the entirety. The said Betty J. Cope died Testate on February 23, 2022. The Beneficiaries listed on the Last Will and Testament, Kellie C. Pratt, William M. Cope, Timothy B. Cope and Kimberly A. Eaton are one and the same as the Heirs at Law of Betty J. Cope.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 5507 Bon Air Circle, Nashville, TN 37209
(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 31st day of May, 2022

WILLIAM M. COPE JR.

TIMOTHY B. COPE

KELLIE C. PRATT

KIMBERLY A. EATON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Cope Jr., Timothy B. Cope, Kellie C. Pratt, and Kimberly A. Eaton, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of May, 2022.

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Commission expires:

Notary Public

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 May 31, 2022 (date of document).

Affiant Signature

6/1/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 1st day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

