This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-17638-LV

Karen Johnson Davidson County
Batch# 877872 DEEDWARR
06/24/2022 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20220624-0072799

STATE OF TENNESSEE
COUNTY OF SHELBY

The actual consideration or value, whichever is greater, for this transfer is $442,500.00.

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2022.

Notary Public
My Commission Expires: 6/2/25

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MESA VERDE ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY 5001 Plaza on the Lake Suite 200 Austin, TX 78746	Address of New Owner	042-15-0-055

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Teresa Williams, Rhonda Finchum, and Russell A. O'Brien**, hereinafter called the Grantor(s), 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 Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 140 to 143, both inclusive of Block "B" on the Map of Marthonna Subdivision, not of record and described as follows: Beginning at a point on the Westerly margin of Ezell (Marthonna) Road, East 350 feet North of the Northwest corner of said Road and Ezell (Marthonna) Road South being the common corner of Lots Nos. 139 and 140: thence with the line between said two lots, Westerly 422.5 feet to the corner of Lots Nos. 98 and 140; thence with the line between Lots Nos. 140 and 143, both inclusive, and Lots Nos. 95 to 98, both inclusive, Northerly 100 feet to the Southwest corner of Lot No. 144; thence with the line between Lots Nos. 143 and 144, Easterly 422.5 feet to the Westerly margin of said Ezell (Marthonna) Road, East; thence South along the Westerly margin of said Road, 100 feet to the point of beginning.

Being the same property conveyed to Lowell H. O'Brien & wife Martha E. O'Brien, by Cash Deed from Robert C. Weaver, Secretary of Housing and Urban Development, of record in Book 4029, Page 445, in the Register's Office of Davidson County, Tennessee, dated June 14, 1966 and recorded on June 23, 1966.
The said Lowell H. O'Brien died on November 17, 2016 leaving Martha E. O'Brien as the surviving tenant by the entirety. Martha E. O'Brien having since died testate on September 29, 2020 in Fort Walton Beach, Florida. Martha E. O'Brien conveyed the property herein to the grantors herein by Will of record in Instrument Number 20220621-0070604 in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal or marital residence of grantors, grantor's spouses, or dependents.

This is improved property located at: **518 East Marthona Road, Nashville, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; and 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of June, 2022.

GRANTOR:

Teresa Williams

Teresa Williams

Rhonda Finchum

Rhonda Finchum

Russell A. O'Brien

Russell A. O'Brien

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Teresa Williams, Rhonda Finchum, and Russell A. O'Brien, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of June, 2022.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202206240072799

Tennessee Certification of Electronic Document

I, John Zelinka, 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 June 14, 2022 (date of document).

Affiant Signature

6/21/2022
Date

State of Tennessee
County of Shelby

Sworn to and subscribed before me this 21st day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

