Karen Johnson Davidson County
Batch# 880378 DEEDWARR
06/29/2022 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20220629-0074875

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

WARRANTY DEED

Effective as of 24th **day of June, 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, **MESA VERDE ASSETS, LLC** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Brendan Burke-Phillips, an unmarried man** 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. 283, Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office of Davidson County, Tennessee; fronting 60 feet on Hadley Avenue, containing 0.14 acre, more or less; to which Book reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Raymond K. Pruitt, unmarried, of record in Instrument No. **20210419-0051977**, in the Register's Office of Davidson County, Tennessee, dated April 12, 2021 and recorded on April 19, 2021.

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 regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Old Hickory**, 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 on this 22 day of June 2022

GRANTOR:

MESA VERDE ASSETS, LLC
By: Main Street Renewal LLC
Its: Authorized Signatory

By: Alyssia Ventura
Its: Authorized Signer

STATE OF Texas
COUNTY OF Williamson

Before me, a Notary Public of the state and county mentioned, personally appeared Alyssia Ventura, 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 the Authorized Signer of MESA VERDE ASSETS, LLC, the within named bargainor, a Limited Liability Company, and that such Alyssia Ventura as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Authorized Signer.

Witness my hand and seal, at office in Person, this 22 day of June, 2022.

Notary Signature

Printed Name: Chris Ventura

My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

New Owner Name and Address:
Brendan Burke-Phillips
803 Hadley Avenue
Old Hickory, TN 37138

Property Address:
803 Hadley Avenue
Old Hickory, TN 37138

Mail tax bills to:
Filo Mortgage L.L.C.
500 Office Center Drive, Ste 400
Fort Washington, PA 19034

Parcel I.D. Numbers: 044 15 0 134.00

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 **$465,000.00**

AFFIANT

Subscribed and sworn to before me this 23rd day of June, 2022

NOTARY PUBLIC

Commission expires: 10/05/25

NATASHA VUCKO VIC-SOARES
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

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 June 24, 2022 (date of document).

Affiant Signature

6/27/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 27th day of June, 2022

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

