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

Return to:
Homeland Title
2822 Bransford Avenue
Nashville, TN 37204
(615) 599-9959

WARRANTY DEED

Karen Johnson Davidson County
Batch# 886114 DEEDWARR
07/08/2022 12:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220708-0078967

Effective as of 6 **day of July, 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, a Delaware Limited Liability Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Aaron Cody Carpenter and Amy Gibson Carpenter, Husband and Wife,** 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. 26 on the Map of Pleasant Acres, Section III, of record in Book 2083, Page 66, Register's Office for said County. Said Lot No. 26 fronts 154.21 feet on the northerly side of Due West Avenue, and runs back 325 feet on the westerly line and 325.6 feet on the easterly line to a dead line in the rear on which it measures 147.37 feet.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Agnes Dale Hooper, dated 06/03/2021 and recorded 06/15/2021, of record in Instrument **20210615-0080770**, Register's Office for Davidson County, Tennessee.

This property is unencumbered except for all matters shown on plat of record in Plat Book 2083, Page 66; Covenants, conditions, easements and restrictions recorded in Book 2204, Page 47; 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 Nashville**, 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 6 day of July 2022

GRANTOR:

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

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 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 Authorized Signer.

Witness my hand and seal, at office in Person, this 6 day of July, 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: Aaron Cody Carpenter and Amy Gibson Carpenter 312 West Due West Avenue Nashville, TN 37115 **Property Address:** 312 West Due West Avenue Nashville, TN 37115 Mail tax bills to: New Owner Parcel I.D. Numbers: 051-07-0-037	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 **$625,000.00** AFFIANT Subscribed and sworn to before me this 6th day of July , 2022 NOTARY PUBLIC Commission expires: 11/15/25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 July 8, 2022.

Affiant
Date: July 8, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8th day of July 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON