Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 886496 DEEDWARR
07/08/2022 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20220708-0079017

WARRANTY DEED

Effective as of **8th 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, **Britt Holden, Sr.** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company** 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:

Being Lot No. 36 on the Plan of The Nashville Housing Authority Subdivision Number One, of record in Book 3700, Page 42, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 57.5 feet on the Easterly margin of Joseph Avenue and runs back between parallel lines 135.7 feet to an alley dedication.

Being the same property conveyed to Britt Holden, Sr. and Rita A. Holden, Husband and Wife, by Warranty Deed from Heirs At Law of Ernestine Rees, Deceased, of record in Instrument No. 20021104-0134913, in the Register's Office of Davidson County, Tennessee, dated October 25, 2002 and recorded on November 04, 2002. Rita A. Holden having since died on August 24, 2006, Affidavit of Heirship recorded in Instrument No. 20021104-0134912, Ernestine Rees having since died on July 05, 1999 and William A. Rees having since died on July 08, 1992.

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 regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 Davidson County**, 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 in **Davidson** County, State of Tennessee on this the 27 day of June, 2022

GRANTORS:

Britt Holden, Sr.

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Williamson

On this 27 day of June, 2022, before me personally appeared Britt Holden, Sr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27 day of June, 2022.

KATELYNN ELIZABETH KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

Katelynn King
Notary Signature
My commission expires:

New Owner Name and Address to: MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 829 Joseph Avenue Nashville, TN 37207 Mail tax bills to: MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 082 07 0 523.00	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 445,000.00 AFFIANT Subscribed and sworn to before me this 27 day of June, 2022 NOTARY PUBLIC Commission expires: _____

KATELYNN ELIZABETH KING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2025

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 July 8, 2022 (date of document).

Affiant Signature

7/8/2022
Date

State of Tennessee

County of Shelby

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

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

