Karen Johnson Davidson County
Batch# 915320 DEEDWARR
09/12/2022 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20220912-0101783

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

WARRANTY DEED

Effective as of **7th day of September, 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 **Justin R. Greenwell and Kassandra L. Greenwell, 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:

> Lot 269, Section Four, Sherwood Forest, as shown on plat of record in Plat Book 4460, Page 182 and 183, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed by Warranty Deed from Misti Nippert, Administratix of Estate of Judy Ann Shroder to Mesa Verde Assets, LLC, recorded August 6, 2021, as Instrument No. 20210806-0106306 in Davidson County, Tennessee Register of Deeds.

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**, 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 _____ day of September 2022

GRANTOR:

MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC

BY: Kelly A Hallford
ITS: Authorized Signor

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SHELBY~~ Williamson

Before me, Alyssia Ventura **of the state and county mentioned, personally appeared** Kelly A Hallford**, 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 Signatory of Main Street Renewal, LLC, the Authorized Signatory of MESA VERDE ASSETS, LLC, the within named bargainor, a Limited Liability Company, and that such** Kelly A Hallford **as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of MESA VERDE ASSETS, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company.**

Witness my hand, at office, this 7 **day of** September**, 2022.**

ALYSSIA VENTURA
Notary Public, State of Texas
Comm. Expires 08-09-2025
Notary ID 129419583

Notary Signature
My commission expires:

New Owner Name and Address to/ Mail tax bills to: Justin R. Greenwell & Kassandra Lynne Greenwell 4732 Cascade Drive Nashville, TN 37138 **Property Address:** 4732 Cascade Drive Nashville, TN 37138 Mail tax bills to: Justin R. Greenwell & Kassandra Lynne Greenwell 4732 Cascade Drive Nashville, TN 37138 Parcel I.D. Numbers: 064-16-0-006	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 **$415,000.00** AFFIANT Subscribed and sworn to before me this 7th day of September , 2022 NOTARY PUBLIC Commission expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/7/2022.

Affiant Signature

9/12/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/12/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON