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

Karen Johnson Davidson County
Batch# 916807 DEEDWARR
09/14/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20220914-0102637

WARRANTY DEED

Effective as of **13th 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 **Dawnelle Anderson, a single person** 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. 29 on CROLYWOOD SUBDIVISION, SECTION II, Block E, of record in Book 1130, page 100, Register's Office for Davidson County.

Being the same property conveyed to Mesa Verde Assets, LLC by deed from Arthur Logan Hillman, an unmarried man and Arthur William Hillman and Abby Hillman, husband and wife, dated July 2, 2021, of record in Instrument No. 20210722-0098484, Register's Office for Davidson County, Tennessee.

This property being known as 6357 Alamo Place, Nashville, TN 37209

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 12 day of September 2022

GRANTOR:

Mesa Verde Assets LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, Chris Ventura **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** Alyssia Ventura **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** Alyssia Ventura **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 and seal, at office in Person**, this** 12 **day of** September**, 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 to/ Mail tax bills to:
~~Dawnelle Anderson~~ EV
First American Mortgage Solutions
1795 International Way
Idaho Falls, ID 83402

Property Address:
6357 Alamo Place
Nashville, TN 37209

Parcel I.D. Numbers: 091-09-0-231

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 **$490,000.00**

_____
AFFIANT

Subscribed and sworn to before me this 12th day of September , 2022

_____
NOTARY PUBLIC

Commission expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, **Nick Harris**, 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 **September 14, 2022**.

Affiant Signature

9/14/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14th** day of **September**, 20**22**.

Notary's Signature

My Commission Expires: 3/7/22
Date

