Karen Johnson Davidson County
Batch# 937961 DEEDWARR
11/04/2022 10:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221104-0119082

# WARRANTY DEED

MEGHAN FERNALD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: AUGUST 3, 2025

STATE OF TENNESSEE
COUNTY OF SHELBY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/3/25
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| MESA VERDE ASSETS, LLC, a Delaware limited liability company | MESA VERDE ASSETS, LLC, a Delaware limited liability company | 133 02 0 202.00 |
| (NAME) 5001 Plaza on the Lake #200 | (NAME) 5001 Plaza on the Lake #200 | |
| (ADDRESS) Austin, TX 78746 | (ADDRESS) Austin, TX 78746 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Bree Tristin Collin f/k/a Bree Tristin Collier (Shay) and Michael C. Collin, wife and husband**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **MESA VERDE ASSETS, LLC, a Delaware limited liability company**, hereinafter called the GRANTEE(S), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, Plan of Dr. Z.C. Gammel's Subdivision of a part of D.C. Buell's Tract of record in Plat Book 2083, Page 73, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bree Tristin Collier (Shay), unmarried, by Quitclaim Deed from Todd Shay, an unmarried person, of record in Instrument No. 20121029-0098678, in the Register's Office of Davidson County, Tennessee, dated October 23, 2012 and recorded on October 29, 2012.

Being the same property conveyed to Bree T. Collier, unmarried, by Warranty Deed from Billy R. Morris, married, of record in Instrument No. 20081203-0117310, in the Register's Office of Davidson County, Tennessee, dated November 26, 2008 and recorded on December 03, 2008. Bree Tristin Collier (shay) and Todd Shay have since divorced at Case No. 12D-2514, in the Third Circuit Court for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Dr. Z.C. Gammel's Subdivision of a part of D.C. Buell's Tract, as recorded in Plat Book 2083, Page(s) 73, said Register's Office.
Covenants, Conditions and Restrictions as set forth in Protective Building Restrictions recorded in Book 2248, Page 47, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 182 Antioch Pike, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Effective the 31 day of November, 2022.

Bree Tristin Collin f/k/a Bree Tristin Collier (Shay)

Michael C. Collin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31 day of November, 2022, before me personally appeared Bree Tristin Collin and Michael C. Collin, 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 (or person's) free act and deed.

Notary Public
My Commission Expires: 11/10/25

**RETURN TO:**

THOMAS SIDWELL K. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Stevie Friesth, 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 11/3/2022 (date of document).

Affiant Signature

11/3/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 3 day of November, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

