Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
(901) 881-8600

Karen Johnson Davidson County
Batch# 940638 DEEDWARR
11/14/2022 11:32:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20221114-0121242

WARRANTY DEED

Effective as of 19th **day of October, 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 **Zaboira, LLC, a Georgia 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:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of The Heffernan Place, Block 16, of record in Plat Book 161, Page 138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Joseph Tichenor, married, of record in Instrument No. **20210602-0074003**, in the Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on June 2, 2021.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record shown on the plat of The Heffernan Place, as recorded in Plat Book 161, Page(s) 138; 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 **2023 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 5 day of October 2022

GRANTOR:

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

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 the 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.

Witness my hand and seal, at office in person, this 5th day of October, 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: Zaboira, LLC 4242 Indian Forest Road Stone Mountain, GA 30083 **Property Address:** 2419 Eden Street Nashville, TN 37208 **Mail tax bills to:** Groundfloor Real Estate 1, LLC 600 Peachtree Street NE, Ste 810 Atlanta, GA 30308 Parcel I.D. Numbers: 092 02 0 451.00	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 **$230,000.00** AFFIANT Subscribed and sworn to before me this 20th day of October, 2022 NOTARY PUBLIC Commission expires: 10/05/25

NATASHA VUCKO VIC-SOARES
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

Tennessee Certification of Electronic Document

I, Steve 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 10/19/2022 (date of document).

Affiant Signature

10/24/22
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 24 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/05/25

NOTARY'S SEAL

