Karen Johnson Davidson County
Batch# 946257 DEEDWARR
11/30/2022 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20221130-0125509

DocuSign Envelope ID: ADFE083C-FF42-4394-B148-3C412A247D7C

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

Return to:
Providence Title, LLC
25 Century Blvd., Suite 402
Nashville, TN 37214
(615) 889-8306

WARRANTY DEED

Effective as of **29th day of November, 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 **Bryce K. Leonard and Chong S. Leonard, a married** Couple, 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 55, Section Two, Donelson Meadows, as shown on plat of record in Plat Book 2133, Page 100-101, in the Office of the Register's of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mesa Verde Assets, LLC, by virtue of that certain Warranty Deed dated June 1, 2021, and being of record at Instrument No. **20210609-0077429**, in the amount of $366,000.00 in the Register's Office of Davidson County, Tennessee.

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; subject to all matters of record in Plat Book 2133, Page 100-101, Deed Restrictions recorded in Book 2338, Page 361, 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.

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11/29/2022

WITNESS the Grantor's hand on this _____ day of November 2022

GRANTOR:

MESA VERDE ASSETSLLC
By: Main Street Renewal, LLC
Its: Authorized Signatory

DocuSigned by:
By: Alyssia Ventura
8E83D1197E79431...
Its: Authorized Signatory

STATE OF TN
COUNTY OF Shelby

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 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 Shelby, this 11/29/2022 day of November, 2022.

DocuSigned by:
LaShara Quinn
A6B2581D3D2B4...
Notary Signature

LASHARA D. QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires: February 28, 2023

Printed Name: LaShara Quinn

My commission expires: 02/28/2023

New Owner Name and Address to: Bryce K. Leonard and Chong S. Leonard 2137 Brookview Drive Nashville, TN 37214 Property Address: 2137 Brookview Drive Nashville, TN 37214 Send Tax Bills to: New Owners 2137 Brookview Dr Nashville, TN 37214 Parcel I.D. Numbers: 084-10-0-071	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$535,000.00**, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 30 day of November, 2022 NOTARY PUBLIC Commission expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 November 29, 2022.

Affiant Signature

11/30/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 30 day of November, 2022.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

(Notary Seal)

My Commission Expires: 1-6-25