Karen Johnson Davidson County
Batch# 948625 DEEDWARR
12/06/2022 03:31:30 PM 4 pgs
Fees: $23.00 Taxes: $936.99
20221206-0127322

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-5159

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,241.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of November, 2022

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mesa Verde Assets, LLC 5001 Plaza on the Lake, #200 Austin, TX 78746	New Owner	108-12-0-189.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Andrew B. Collier, a married man,

HEREINAFTER REFERRED TO AS THE GRANTORS, 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 GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Trailwood Subdivision, Section 3 of record in Plat Book 6900, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew B. Collier, a single person, and Amanda N. Theolet, a single person, by Warranty Deed from James T. Carbone, unmarried, of record in Instrument No. 20100910-0071980, Register's Office for Davidson County, Tennessee, dated September 03, 2010 and recorded on September 10, 2010.

Being the same property conveyed to Andrew B. Collier, a single person, by Quitclaim Deed from Andrew B. Collier, a single person, and Amanda N. Theolet, a single person, of record in Instrument No. 20120918-0084750, Register's Office for Davidson County, Tennessee, dated August 27, 2012 and recorded on September 18, 2012.

Stephanie Lynn Collier is hereby joining in on the conveyance of this document to convey any and all maritial rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3332 Quail Run Court, Nashville, TN 37214

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 heirs and assigns forever; and we so 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 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.

Dated this the 30th day of November, 2022.

Andrew B. Collier

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

On this 30th day of November, 2022, before me personally appeared Andrew B Collier and Stephanie Collier, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2022.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Dated this the 30th day of November, 2022.

Stephanie Lynn Collier

Stephanie Lynn Collier

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

On this 30th day of November, 2022, before me personally appeared Stephanie Lynn Collier, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2022.

Notary Signature
My commission expires: October 25, 2026



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 11/30/2022.

Affiant Signature

12/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/6/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON