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

Return to:
City Title, LLC
301 Plus Park Boulevard
Nashville, TN 37217
(615) 514-5647

Karen Johnson Davidson County
Batch# 950351 DEEDWARR
12/12/2022 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20221212-0128831

WARRANTY DEED

Effective as of **8th day of December, 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 **April Lynn Busch and Chetan Shetty, 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:

Land in Davidson County, Tennessee, being Unit A, Homes at 1624 Northview Avenue, as shown in the Declaration of Covenants, Conditions and Restrictions for Homes at 1624 Northview Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190913-0092699, 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 a part of the same property conveyed to Mesa Verde Assets, LLC by Warranty deed from Charles E. Robinson and Gwendolyn W. Robinson, as Trustees of the Charles E. and Gwendolyn W. Robinson Revocable Living Trust, dated November 13, 2014, of record in Instrument No. **20190329-0028748** Register's Office for Davidson County, Tennessee, dated March 27, 2019 and recorded on March 29, 2019.

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 shown on the Plan of record in Plat Book 421, Page 33; Easement of record in Instrument No. 20140114-0003779, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190913-0092699, 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 7 day of December 2022.

GRANTOR:

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

By: _____
Alyssia Ventura
Its: Authorized Signer

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 7 day of December, 2022.

Chris Vent
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: April Lynn Busch and Chetan Shetty 1624 Northview Avenue, Unit A Nashville, TN 37216 **Property Address:** 1624 Northview Avenue, Unit A Nashville, TN 37216 **Mail tax bills to:** New Owner Parcel I.D. Numbers: 072-10-4N-001-00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is **$450,000.00,** 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 7 day of December, 2022 NOTARY PUBLIC Commission expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

202212120128831

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 12/7/2022.

Affiant Signature

12/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/9/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON