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

Karen Johnson Davidson County
Batch# 957941 DEEDWARR
01/05/2023 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20230105-0000776

WARRANTY DEED

Effective as of **30th 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** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Dwight Procter Stannard** 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. 16, First Revision, St. Lukes A.M.E. Community, of record in Plat Book 7900, Page 303, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Derrick Ellis, an unmarried man and Andreaco Glenn, an unmarried man, of record in Instrument No. **20210624-0086042**, in the Register's Office of Davidson County, Tennessee, dated June 21, 2021 and recorded on June 24, 2021.

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, 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 21 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, 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 21 day of December, 2022.

Chris Ventura
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: Dwight Procter Stannard 929 Taylor Merritt Court Nashville, TN 37209 **Property Address:** 929 Taylor Merritt Court Nashville, TN 37209 **Mail tax bills to:** PRMG, Inc. 1265 Corona Pointe Court, Ste. 301 Corona, CA 92879 Parcel I.D. Numbers: 091 08 0A 016.00	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 **$399,900.00,** 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 December, 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, 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 December 21, 2022 (date of document).

Affiant Signature

12/21/2022
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 21st day of December, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

