Karen Johnson Davidson County
Batch# 969057 DEEDWARRSP
02/08/2023 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $2,090.50
20230208-0009352

Prepared by and return to:
R. Alan Alsobrook
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119

SPECIAL WARRANTY DEED

Effective as of **7th day of February, 2023**, 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 **John Blaine Anderson, an unmarried man,** hereinafter called the Grantee, its successors, heirs and assigns, a certain tracts or parcels of land together with all improvements thereon and appurtenances thereto, in Rutherford County, State of Tennessee, and described as follows:

See Exhibit "A"

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, when the claim is by, through, or under Grantor, but not otherwise. 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 3 day of February 2023.

GRANTOR:
MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: Alyssia Ventura
Its: Authorized Signatory

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 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** Alyssa 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 Pflugerville**, this** 3 **day of** February**, 2023.**

Chris Ventura
Notary Signature

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

My commission expires: 2-24-2026

New Owner Name and Address to: John Blaine Anderson 515 Madison Street, 145, Nashville, TN 37208 Property Addresses: 1602 Essex Avenue Nashville, TN 37216 Mail tax bills to: CMG Mortgage Inc. 3160 Crow Canyon Road, Suite 400, San Ramon, CA, 94583	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 $565,000.00, 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 1st day of February 2023 NOTARY PUBLIC Commission expires: 3/11/2026

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 211 on the Map Showing Subdivision of the Waters Place on Maxey Lane, as of record in Book 332, Page 136, Register's Office for Said County, to which Map reference is hereby made for a more detailed description.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Celestine N. Wilson and husband, Jackie D. Wilson, of record in Instrument No. 20210915-0123833, in the Register's Office of Davidson County, Tennessee, dated August 05, 2021 and recorded on September 15, 2021.

Being the same property conveyed to Celestine N. Wilson and husband, Jackie D. Wilson, by Quitclaim Deed from Celestine N. Carter, now known as Celestine N. Wilson, of record in Instrument No. 20000905-0087604, in the Register's Office of Davidson County, Tennessee, dated August 28, 2000 and recorded on September 05, 2000.

Property Address: 1602 Essex Avenue, Nashville, TN 37216
Map/Parcel Number: 072 11 0 400.00

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 2/7/2023 (date of document).

Affiant Signature

2/7/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 7th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025