Karen Johnson Davidson County
Batch# 975440 DEEDWARR
03/01/2023 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20230301-0014396

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

WARRANTY DEED

Effective as of **27th 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 Liablity Company** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Caroline Christopher and Jeremy Christopher, Wife and Husband,** 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. 54 on the Plan of Trevecca Subdivision of Renraw of record in Plat Book 421, Page (s) 72 and 73, 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 Mesa Verde Assets, LLC, a Delaware limited liability company by Warranty deed from Music City Financial, LLC, a Texas limited liability company of record in Instrument No. 20220406-0040126 Register's Office for Davidson County, Tennessee, dated March 30, 2022 and recorded on April 06, 2022.
>
> Being the same property conveyed to Tim Wyckoff and wife, Mallory Wyckoff by Warranty Deed from 910 Main St., LLC, a Tennessee Limited Liability Company of record in Instrument No. 20100203-0008576 Register's Office for Davidson County, Tennessee, dated January 29, 2010 and recorded on February 03, 2010.
>
> Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company by Warranty deed from Tim Wyckoff and wife, Mallory Wyckoff of record in Instrument No. 20220406-0040125 Register's Office for Davidson County, Tennessee, dated March 29, 2022 and recorded on April 06, 2022.

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 24 day of February 2023

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

BY: Alyssia Ventura
ITS: Authorized Signor

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~SHELBY~~ 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** 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** 24th **day of** February **, 2023.**

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 ~~to/ Mail tax bills to:~~ c/c Jeremy Christopher and Caroline Heaton Christopher 1012 Cahal Avenue Nashville, TN 37206 **Property Address:** 1012 Cahal Avenue Nashville, TN 37206 Parcel I.D. Numbers: 072-13-0-062 MAIL TAX BILLS TO: 15025 BALLANCROFT PKWY 2nd FLOOR CHARLOTTE, NC 28277	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 27TH day of February , 2023 NOTARY PUBLIC Commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 February 28, 2023 (date of document).

Affiant Signature

February 28, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 28th day of February, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023