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

Karen Johnson Davidson County
Batch# 976664 DEEDWARRSP
03/03/2023 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,669.07
20230303-0015378

SPECIAL WARRANTY DEED

Effective as of **3rd day of March, 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 ASSESTS, 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 **James Brennan Marlowe, a single person,** 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 **Davidson** 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** and **2023 City of Nashville**, 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 2 day of March 2023.

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

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** _____ **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, by personally signing the name of the Limited Liability Company as** Mesa Verde Assets, LLC.

Witness my hand and seal, at office in person**, this** 2 **day of** March**, 2023.**

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 to: James Brennan Marlowe 210 McCall Street Nashville, TN 37211 Property Addresses: 210 McCall Street Nashville, TN 37211 Mail tax bills to: James Brennan Marlowe 210 McCall Street Nashville, TN 37211	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 $451,100.00, 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 3rd day of March 2023. _____ NOTARY PUBLIC Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
Property Legal Description

Land in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 1 on the Map of McLester's Addition to Nolen Heights, as of record in Book 421, page 92, Register's Office for Davidson County, Tennessee.

Said part of Lot 1 fronts 75 feet on the northerly side of McCall Street and runs back between parallel lines with the easterly margin of Waller Avenue, 160 feet to an alley.

Being the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Scott Perry and Emily Kern, husband and wife, dated September 9, 2021, recorded September 17, 2021, of record in Instrument No. 20210917-0125294, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Scott Perry and Emily Kern by Warranty Deed from Brenda Sue Bradley, married, dated October 7, 2013, recorded October 15, 2013, of record in Instrument No. 20131015-0107705, said Register's Office.

Map-Parcel Number: 133-2-316.00

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 3-2-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 3-3-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd **day of** March **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

