Karen Johnson Davidson County
Batch# 980503 DEEDWARRSP
03/14/2023 01:23:30 PM 4 pgs
Fees: $23.00 Taxes: $2,820.14
20230314-0018482

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

SPECIAL WARRANTY DEED

Effective as of **8th 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 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 **Paige Kathryn Hill, a married woman, and Conan Hawkins, a married 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 **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 1 day of March 2023.

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

By: _____
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** Alyssia Ventura **the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of MESA VERDE ASSETS LLC, a Delaware Limited Liability Company, 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, a Delaware Limited Liability Company, 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 Austin**, this** 1st **day of** March**, 2023.**

_____
Notary Signature
My commission expires: 2-24-2026

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133603987

New Owner Name and Address to: Paige Kathryn Hill and Conan Hawkins 6942 East Country Club Lane Anaheim, CA 92807 Property Addresses: 4305 Elkins Avenue Nashville, TN 37209 Mail tax bills to: Paige Kathryn Hill and Conan Hawkins 6942 East Country Club Lane Anaheim, CA 92807	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 $762,200.00, 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 8th day of March 2023. _____ NOTARY PUBLIC Commission expires: 3/11/2024

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(s) 206, Block 9 as shown on the map entitled Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 206 fronts 50 feet on the Southerly side of Elkins, formerly Second, Avenue and runs back between parallel lines, 180 feet to an alley.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Edward H. Wiseman, widowed, of record in Instrument No. 20210601-0072860, in the Register's Office of Davidson County, Tennessee, dated April 28, 2021 and recorded on June 01, 2021.

Being the same property conveyed to Edward H. Wiseman and wife, Linda H. Wiseman, by Warranty Deed from Hilary E. Lawrence and wife, Sadie Lawrence, of record in Book 5712, Page 967, in the Register's Office of Davidson County, Tennessee, dated February 18, 1981 and recorded on February 23, 1981. The said Linda H. Wiseman died on July 19, 2015, leaving Edward H. Wiseman as surviving tenant by the entirety.

Property Address: 4305 Elkins Avenue, Nashville, TN 37209
Map/Parcel Number: 091 16 0 212.00

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 03/08/2023 (date of document).

Affiant Signature

03/08/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 8th day of March, 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