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

Karen Johnson Davidson County
Batch# 982352 DEEDWARRSP
03/20/2023 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $2,356.90
20230320-0019932

SPECIAL WARRANTY DEED

Effective as of **15th 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 **Anslee Lake, a single woman,** 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 13th day of March 2023.

GRANTOR:
Mesa Verde Assets, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____

STATE OF Virginia
COUNTY OF Chesterfield

Before me, as notary public of the state and county mentioned, personally appeared Michelle Giegling, **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** Michelle Giegling **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 Virginia, **this** 13th **day of** March, **2023.**

_____
Notary Signature
My commission expires: 3/31/2024

CHELSEY B KIDD NOTARY PUBLIC REG # 7674012 MY COMMISSION EXPIRES 3/31/2024 COMMONWEALTH OF VIRGINIA

New Owner Name and Address to: Anslee Lake 7113 Charlotte Pike, Apt 362, Nashville, TN 37209 Property Addresses: 859 Summerly Drive Nashville, TN 37209 Mail tax bills to: Anslee Lake 7113 Charlotte Pike, Apt 362, Nashville, TN 37209	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 $637,000.00, 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 13th day of March 2023. _____ NOTARY PUBLIC Commission expires: 3/31/2024

CHELSEY B KIDD NOTARY PUBLIC REG # 7674012 MY COMMISSION EXPIRES 3/31/2024 COMMONWEALTH OF VIRGINIA

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Horton Heights Section V, of record in Plat Book 1835, Page 130, Register's Office for said County, 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 Music City Financial, LLC , a Texas Limited Liability Company, of record in Instrument No. 20210319-0036894, in the Register's Office of Davidson County, Tennessee, dated March 17, 2021 and recorded on March 19, 2021.

Property Address: 859 Summerly Drive, Nashville, TN 37209
Map/Parcel Number: 102 12 0 009.00

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 03/13/2023 (date of document).

Affiant Signature

03/13/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 13th day of March, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

