Karen Johnson Davidson County
Batch# 987214 DEEDWARRSP
03/31/2023 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,813.00
20230331-0023426

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

SPECIAL WARRANTY DEED

Effective as of **28th 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 **Reed Lower, a single 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 24 day of March 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 ~~TENNESSEE~~ Texas
COUNTY OF ~~SHELBY~~ Williamson

Before me, Chris Ventura **of the state and county mentioned, personally appeared MESA VERDE ASSETS, LLC, 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 **of MESA VERDE ASSETS, LLC, the within named bargainor, a Limited Liability Company, and that such MESA VERDE ASSETS, LLC as such** Alyssia Ventura**, 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 Texas**, this** 24 **day of** March**, 2023.**

Chris Ventura
Notary Signature

Printed Name: Chris Ventura

My commission expires: 2-24-2026

CHRIS VENTURA NOTARY PUBLIC STATE OF TEXAS ID 133609981 EXP 02-24-2026

New Owner Name and Address to: Reed Lower 1011 Stockell Street, Nashville, TN 37207 Property Addresses: 1011 Stockell Street Nashville, TN 37207 Mail tax bills to: Reed Lower 1011 Stockell Street, Nashville, TN 37207	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 $490,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. Kasey Dibbs AFFIANT Subscribed and sworn to before me this 28 day of March 2023. NOTARY PUBLIC Commission expires: _____

L.A. QUINN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMMISSION EXPIRES 2-7-2027

Exhibit A

Land in Davidson County, State of Tennessee, Described as Follows, to-wit:

Being the Northerly 10 feet of Lot No. 42, and the Southerly 40 feet of Lot No. 43, on the plan of the The Benedict Land Co's, Subdivision of the Lindsley Tract, as of record in Plat Book 332, Page 40, Register's Office for said County. Said Northerly part of Lot No. 42 and the Southerly part of Lot No. 43, front together 50 feet on the East side of Stockell Street, and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Edward James O'Hara, single man, of record in Instrument No. 20210719-0096340, in the Register's Office of Davidson County, Tennessee, dated July 09, 2021 and recorded on July 19, 2021.

Being the same property conveyed to Edward James O'Hara married, by Warranty Deed from Harold Dean Gregory and Maxie Darrell Gregory and Donald Elvin Gregory, of record in Instrument No. 20000515-0048394, in the Register's Office of Davidson County, Tennessee, dated April 28, 2000 and recorded on May 15, 2000.
Property Address: 1011 Stockell Street, Nashville, TN 37207
Map/Parcel Number: 082 03 0 204.00

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 03/28/2023 (date of document).

Affiant Signature

03/28/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 28th 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