Karen Johnson Davidson County
Batch# 989630 DEEDWARRSP
04/06/2023 04:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20230406-0025406

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

SPECIAL WARRANTY DEED

Effective as of 3 **day of April, 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 **Heather Spielvogel, single, and Dana Spielvogel, single, as tenants-in-common with rights of survivorship,** 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 3 day of April 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 Texas
COUNTY OF Williamson

On this 3 day of April, 2023, before me a notary public of the state and county mentioned, personally appeared Alyssia Ventura, as Authorized Signer of Main Street Renewal, LLC, the Authorized Signatory of MESA VERDE ASSETS, LLLC to me known to be the person (or persons) 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 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 person(or persons) as such 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 Texas**, this** 3 **day of** April**, 2022.**

_____
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: Heather Spielvogel and Dana Spielvogel 1302 Monetta Avenue, Unit A Nashville, TN 37216 Property Addresses: 1302 Monetta Avenue, Unit A Nashville, TN 37216 Mail tax bills to: Heather Spielvogel and Dana Spielvogel 1302 Monetta Avenue, Unit A Nashville, TN 37216	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 $475,000.00, 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 3 day of April 2023. _____ NOTARY PUBLIC Commission expires: _____

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

EXHIBIT "A"
Property Description

A certain unit located in Davidson County, Tennessee, being Unit A of Homes at 1302 Monetta Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1302 Monetta Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200814-0091525, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being a portion of the same property conveyed to Mesa Verde Assets, LLC by Warranty Deed from Catherine Ann Gooch, a single woman of record in Instrument No. 20200109-0003278, Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on January 09, 2020.

Property Address: 1302 Monetta Avenue, Unit A, Nashville, TN 37216
Map/Parcel Number: 072-10-4R-001-00

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

202304060025406

Certificate of Authenticity

I, DEBORAH DEVINE, 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 APRIL 3, 2023.

Date

Affiant Signature

4-6-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6 day of April, 2023.

Notary's Signature

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 10/10/26

Date

Notary's Seal (if on paper)