DocuSign Envelope ID 715E4F99-A180-4764-AF2A-53F94FCA172C

Prepared by ~~and return to:~~
Summit Title & Escrow, LLC
6263 Poplar Avenue
Ste 801
Memphis, TN 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 990977 **DEEDWARR**
04/12/2023 02 32 41 PM 3 pgs
Fees: $18 00 Taxes: $1,887 00

20230412-0026948

WARRANTY DEED

Effective as of **5th 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 **Aaron Daniel Smith and Katie Smith, husband and wife** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 837 on the Plan of Charlotte Park, Section 22, of record in Plat Book 3700, Page (s) 67 and 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all or part of the property conveyed by deed of record in Instrument No 20210326-0039809, in the Register's Office of Davidson County, Tennessee.

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. 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-RU-23-738

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WITNESS the Grantor's hand on this 4/5/2023 day of April 2023

GRANTOR:

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

DocuSigned by
By: Alyssia Ventura
8E83D1197E79431
Its: Authorized Signatory

STATE OF TN
COUNTY OF Shelby
Before me, by audio-video communication 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**, 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**, 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 _____**, this** _____ **day of** 4/5/2023**, 2022.**

DocuSigned by
A8[illegible]24B
Notary Signature

Printed Name: _____

My commission expires: _____

L A QUINN
TENNESSEE NOTARY PUBLIC
Shelby County
ONLINE NOTARY PUBLIC
My Commission Expires February 7, 2027

New Owner Name and Address to/ Mail tax bills to: Aaron Smith 427 Wilclay Drive Nashville, TN 37209 **Property Address:** 427 Wilclay Drive Nashville, TN 37209 Parcel I D. Numbers: 102-04-0-137	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 **$510,000.00,** 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 7th day of April , 2023 NOTARY PUBLIC Commission expires _____

APRIL N. BENNETT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/06/2026
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, JOHN GLEAVES, 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 4/5/23 (date of document)

Affiant Signature

4/10/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 10th day of APRIL, 2023

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

