RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 992673 DEEDWARR
04/17/2023 10 06 06 AM 2 pgs
Fees $13 00 Taxes $1,147 00
20230417-0027762

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

WARRANTY DEED

Effective as of **14th 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** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Beshoy Hanna, unmarried man** 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 130 on the Plan of Twin Lawn of record in Book 2331, Page 9, said Register's Office, to which plan reference is hereby made for a more complete description

This real property being all or part of the property conveyed by deed of record in Instrument No 20220602-0063835, 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**, 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.

BOX 10-A

WITNESS the Grantor's hand on this 13 day of April 2023

GRANTOR:

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

By: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, 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 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 Pflugerville **, this** 13 **day of** April **, 2023.**

Chris Ventura
Notary Signature
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/ Mail tax bills to: Beshoy Hanna ↓ **Property Address:** 825 Colfax Drive Nashville, TN 37214 Parcel I.D. Numbers: 096-14-0-037	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 **$310,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale. Joanna J Horvat AFFIANT Subscribed and sworn to before me this 14th day of April , 2023 NOTARY PUBLIC Commission expires: _____

ALEXIS CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMM EXP APRIL 23, 2023