Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: LR-BR-23-404

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

Karen Johnson Davidson County
Batch# 1002559 **DEEDWARR**
05/12/2023 10 45 32 AM 2 pgs
Fees $13 00 Taxes $1,387 50

20230512-0035509

WARRANTY DEED

Effective as of **8th day of May, 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 **JMJA LLC** 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. 3 in J. W. Leek's Subdivision of the Arthur Tract, as of record in Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. Said Lot No. 3 fronts 50 feet on the Westerly side of Hart Avenue and runs back between parallel lines 170 feet to an alley.

This real property being all or part of the property conveyed by deed of record by the grantor in Instrument No. 20210422-0053983, in the Register's Office of Davidson County, Tennessee, dated April 19, 2021 and recorded on April 22, 2021.

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 regulation; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2023 Davidson County**, 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.

WITNESS the Grantor's hand in **Davidson** County, State of Tennessee on this the 8th day of May, 2023

GRANTORS:

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

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 Pflugerville **, this** 8th **day of** May **, 2023.**

_____
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: JMJA LLC 132 Shorecrest Circle Hendersonville, TN 37075 Property Address: 404 Hart Avenue Nashville, TN 37206 Mail tax bills to: JMJA LLC 132 Shorecrest Circle Hendersonville, TN 37075 Parcel I.D. Numbers: 082-12-0-163	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 375,000.00, 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 8th day of May, 2023 _____ NOTARY PUBLIC Commission expires: _____

LAUREN REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025