**Prepared by and return to:**
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119
(901) 472-2640

Karen Johnson Davidson County
Batch# 1003102 DEEDWARR
05/15/2023 10:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20230515-0035936

# WARRANTY DEED

Effective as of **10th 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 **Christopher St. Clair, unmarried and Kathleen Shea, unmarried, as tenants with rights of survivorship,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lots Nos. 140 to 143, both inclusive of Block "B" on the Map of Marthonna Subdivision, not of record and described as follows: Beginning at a point on the Westerly margin of Ezell (Marthonna) Road, East 350 feet North of the Northwest corner of said Road and Ezell (Marthonna) Road South being the common corner of Lots Nos. 139 and 140; thence with the line between said two lots, Westerly 422.5 feet to the corner of Lots Nos. 98 and 140; thence with the line between Lots Nos. 140 and 143, both inclusive, and Lots Nos. 95 to 98, both inclusive, Northerly 100 feet to the Southwest corner of Lot No. 144; thence with the line between Lots Nos. 143 and 144, Easterly 422.5 feet to the Westerly margin of said Ezell (Marthonna) Road, East; thence South along the Westerly margin of said Road, 100 feet to the point of beginning.

Being the same property conveyed to Mesa Verde Assets, LLC, a Delaware Limited Liability Company, by Warranty Deed from Teresa Williams, Rhonda Finchum, and Russell A. O'Brien, of record in Instrument No. 20220624-0072799, in the Register's Office of Davidson County, Tennessee, dated June 13, 2022 and recorded on June 24, 2022.

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**, 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 on this 9 day of May 2023

GRANTOR:

Mesa Verde Assets LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

By: _____
Alyssia Ventura, Authorized Signatory

**STATE OF** Texas
**COUNTY OF** Williamson

**Before me, as notary public of the state and county mentioned, 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** Person **, this** 9 **day of** May **, 2023.**

_____
**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:**<br>Christopher St. Clair<br>518 East Marthona Road<br>Madison, TN 37115<br><br>**Property Address:**<br>518 East Marthona Road<br>Madison, TN 37115<br><br>Parcel I.D. Numbers: 042-15-0-055 | 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 **$535,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.<br><br>_____<br>AFFIANT<br><br>Subscribed and sworn to before me this 10 day of May, 2023<br><br>_____<br>NOTARY PUBLIC<br><br>Commission expires: 3/4/2026 |

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-26

**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 May 10th, 2023 (date of document).

Affiant Signature

May 15th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 15th day of May, 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