Karen Johnson Davidson County
Batch# 1007348 DEEDWARRSP
05/24/2023 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,337.92
20230524-0039258

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

SPECIAL WARRANTY DEED

Effective as of **23rd 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 **Evan Acorn, An Unmarried Man,** 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**, 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 22 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 Plano **, this** 22 **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: Evan Acorn 1811 25th Avenue North Nashville, TN 37208 Property Addresses: 1811 25th Avenue North Nashville, TN 37208 Mail tax bills to: Evan Acorn 1811 25th Avenue North Nashville, TN 37208	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 $361,600.00, 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 23rd day of May 2023. _____ NOTARY PUBLIC Commission expires: 3/11/2028

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-28

Exhibit A

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Cumberland Gardens, Section Eight, as of record in Plat Book 3300, Page 82, Register's Office for said County. Said Lot No. 11 fronts 52 feet on the West side of 25th Avenue North, and extends back 81 feet on the North line and 121 feet on the South line, to a dead line in the rear on which it measures 65.6 feet.

Being the same property conveyed to MESA VERDE ASSETS, LLC, a Delaware Limited Liability Company, by Warranty Deed from Vanecia L. Akins, a single woman, of record in Instrument No. 20220427-0048758, in the Register's Office of Davison County, Tennessee, dated April 20, 2022 and recorded on April 27, 2022.

Being the same property conveyed to Vanecia L. Akins, an unmarried woman, by Warranty Deed from Estate of Helena Faye Owens, and Daniel Edward Owens, Jr., of record in Instrument No. 20140826-0077870, in the Register's Office of Davidson County, Tennessee, dated August 21, 2014 and recorded on August 26, 2014.

Property Address: 1811 25th Avenue North, Nashville, TN 37208
Map/Parcel Number: 081 06 0 246.00

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 23rd, 2023 (date of document).

Affiant Signature

May 24th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 24th 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