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# 1021777 DEEDWARR
07/03/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230703-0050430

WARRANTY DEED

Effective as of **30th day of June, 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 **Home Capital 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 the East 50 feet of Lot No. 38 on Map of Maplewood Manor Subdivision of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

Said part of said Lot No. 38 front 50 feet on the Northerly side of Virginia Avenue and runs back between parallel lines 235 feet to a dead line.

This real property being all or part of the property conveyed to the grantor by deed of record in Instrument No. 20211220-0167834, 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 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 29 day of June, 2023

GRANTORS:

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

By: _____
Kelly A Hallford
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Travis

Before me, personally appeared Kelly Hallford **, 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** Kelly Hallford **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** Kelly Hallford **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 Austin, TX **, this** 29th **day of** June **, 2023.**

_____
Notary Signature
My commission expires: February 13, 2027

NOTARY PUBLIC STATE OF TEXAS
ANGELITA LUCY ESQUIVEL
Notary ID #130069174
My Commission Expires
February 13, 2027

New Owner Name and Address to: Home Capital LLC 909 Virginia Avenue Nashville, TN 37216 Property Address: 909 Virginia Avenue Nashville, TN 37216 Mail tax bills to: Home Capital LLC 909 Virginia Avenue Nashville, TN 37216 Parcel I.D. Numbers: 061 11 0 041.00	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 $280,000.00, 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 30 day of June, 2023 _____ NOTARY PUBLIC Commission expires: _____

JOSEPH CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 10-05-25

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 June 30th, 2023 (date of document).

Affiant Signature

June 30th, 2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 30th day of June, 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