Karen Johnson Davidson County
Batch# 1024534 DEEDWARR
07/10/2023 02 31 03 PM 3 pgs
Fees $18 00 Taxes $2,090 50
20230710-0052649

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

WARRANTY DEED

Effective as of **5th day of July, 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 **Savannah Drew Saunders and Erik Thomas Trent, wife and husband** 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 the 6th, Formerly the 9th, Civil District of Davidson County, Tennessee Being part of Lot #29 in the plan of Hinchey-Petway property, of record in Minute Book "I", Page 442, Chancery Court at Nashville, Tennessee, described according to a survey made by George W Watkins, surveyor, October 7, 1953, as follows.

Beginning on the Southerly margin of the new Antioch Pike, formerly McCall Street, at the NE corner of the property conveyed to Lewis E Johnson and wife, by deed from Mrs James A Cochran, et al, of record in Book 2278, Page 533, said Register's Office, thence with the Easterly line of said Johnson's property South 3 degrees, 05 minutes, West 214 8 feet to the Northerly line of Lot #39 on said plan of the Hinchey-Petway property; thence with said line, South 87 degrees, 15 minutes, East 94 3 feet, thence North 3 degrees, East 213 4 feet to and with the Westerly line of Lot #5 of McMillan Heights Subdivision, a plan of which is of record in Book 2083, Page 20, said Register's Office to the Southerly margin of now Antioch Pike, thence with said pike Westwardly 93 3 feet to the Beginning

This real property being all or part of the property conveyed to the grantor by deed of record in Instrument No 20211022-0142542, 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

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-BR-23-155

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 3rd day of July, 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 Arizona
COUNTY OF Maricopa

Before me, personally appeared Kelly A. 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 A. 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 A. 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** Maricopa**, this** 03 **day of** July**, 2023.**

COLTON RICHARDSON
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission Number 608994
My Comm Expires Aug 15, 2025

_____
Notary Signature
My commission expires: Aug 15, 2025

New Owner Name and Address to: Savannah Drew Saunders and Erik Thomas Trent 720 Robert Burns Dr Nashville, TN 37211 Property Address: 155 McCall Street Nashville, TN 37211 Mail tax bills to: Savannah Drew Saunders and Erik Thomas Trent 720 Robert Burns Dr Nashville TN 37211 Parcel I.D. Numbers: 133-07-0-003	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 $565,000.00, 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 5th day of July, 2023 _____ NOTARY PUBLIC Commission expires. 07/09/24

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024