Prepared by:
Summit Title & Escrow, LLC
6263 Poplar Avenue, Suite 801
Memphis, TN 38119
(901) 881-8600

Return to:
Title Solutions, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075
(615) 264-8727

WARRANTY DEED

Effective as of **14th 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 **Thomas Hopkins, and Courtney O'Connor, Husband and Wife,** 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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**, and **2023 City of Nashville**, 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.

Karen Johnson Davidson County
Batch# 1030784 DEEDWARR
07/26/2023 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20230726-0057598

WITNESS the Grantor's hand on this 13th day of July 2023

GRANTOR:

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, a Delaware Limited Liability Company, 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, a Delaware Limited Liability Company, 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** 13 **day of** July**, 2023.**

_____
Notary Signature
My commission expires: Aug 15, 2025

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

New Owner Name and Address to/ Mail tax bills to: Thomas Hopkins and Courtney O'Connor **Property Address:** 1225 Stockell Street Nashville, TN 37207 Parcel I.D. Numbers: 071-15-0-361	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 **$625,000.00,** 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 14 day of July , 2023 _____ NOTARY PUBLIC Commission expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2027

Exhibit "A"
Property Description

Land in Davidson County, Tennessee being the Northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract, of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 136 fronts 46.5 feet on the Easterly side of Stockell Street and runs back between parallel lines with the Southerly margin of Douglas Avenue, 170 feet to an alley.

Included in the above description, but expressly excluded therefrom, is that portion of the property conveyed to Metropolitan Government by Deed from Larry Gooch, Jr. and wife, Christine L. Gooch of record in Book 8206, Page 65, said Register's Office, described as follows:

Land in Davidson County, Tennessee, being part of the Northerly 46.5 feet of Lot No. 136 on the Plan of Benedict Land Co's Subdivision of the Lindsley Tract of record in Plat Book 332, Page 40, said Register's Office.

Right-of way: Beginning at a point on the North boundary of Parcel 361 of Map 71-15 and at approximate Station 11-76.22 of project 86-R-5, Douglas Avenue; thence with a curve having a central angle of 90 degrees, 10'21" and a radius of 20.00 feet, 31.48 feet to the right-of-way of Stockell Street; thence with said right-of-way North 5 degrees 44'30" East 20.06 feet to a point on the right-of-way of Douglas Avenue; thence with said right-of-way South 84 degrees 05'08" East 20.06 feet to the point of beginning, containing 86.45 square feet.

BEING part of the same property conveyed to ARVM 5, LLC by Quitclaim Deed from VM Master Issuer, LLC, dated 03/14/2023 and filed for record on 03/24/2023 in Instrument No. # 202303240021373 for Register's Office for Davidson County, Tennessee.

Further conveyed to Mesa Verde Assets, LLC by Quitclaim Deed of record in Book _____, page _____, recorded on 202307260057597 Register's Office for Davidson County, Tennessee

Parcel ID: 071-15-0-361
Subject Property Address: 1225 Stockell Street, Nashville, TN 37207

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 7/13/2023 (date of document).

Affiant Signature

7/26/2023
Date

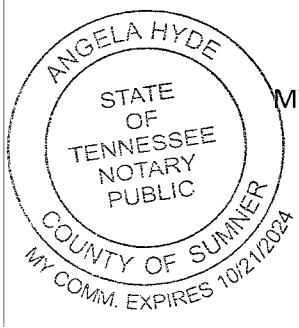
State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26 day of July, 2023.

Notary's Signature

NOTARY'S SEAL



MY COMMISSION EXPIRES: