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

Karen Johnson Davidson County
Batch# 1056505 DEEDWARR
10/03/2023 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20231003-0077698

WARRANTY DEED

Effective as of **29th day of September, 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 **Matthew Ryan Hargis, an married man,** 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 8th Civil District of Davidson County, Tennessee, being Lot No. 94 on the Plan of Section Two, Richland Meadows, as of record in Plat Book 2083, Page 72, Register's Office for said County.

Said Lot No. 94 fronts 72.4 feet on the Westerly side of Bon Air Circle and extends back 161.9 feet on the Northerly line, and 138.5 feet on the Southerly line to a dead line on the rear, measuring 43.1 feet thereon.

Being the same property conveyed to Mesa Verde Assets, LLC, a Delaware Limited Liability Company, by Warranty Deed from William M. Cope Jr. and Timothy B. Cope and Kellie C. Pratt and Kimberly A. Eaton, of record in Instrument No. 20220607-0064934, in the Register's Office of Davidson County, Tennessee, dated May 31, 2022 and recorded on June 07, 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 28 day of September 2023

GRANTOR:

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

By: _____
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, 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** Alyssia Ventura **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** Alyssia Ventura **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 Georgetown **, this** 28 **day of** September **, 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: Matthew Ryan Hargis 1212 Graybar Lane Nashville, TN 37215 **Property Address:** 5507 Bon Air Circle Nashville, TN 37209 Parcel I.D. Numbers: 103 07 0 002.00	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 **$352,500.00,** 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 29 day of September, 2023 _____ NOTARY PUBLIC Commission expires: 3/11/2026

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 September 29th, 2023 (date of document).

Affiant Signature

October 3rd, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 3rd day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

