Prepared by and return to:
Summit Title & Escrow, LLC
6263 Poplar Ave., Suite 801
Memphis, TN 38119
901-881-8600

Karen Johnson Davidson County
Batch# 1057757 DEEDWARR
10/04/2023 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20231004-0078190

Return To:
Tennessee Nations Title Agency
402 BNA Drive, Building 100
Suite 205
Nashville, TN 37217

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 **Nicholas Gilbert, an unmarried 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 Davidson County, Tennessee, being Lot No. 2 of the resubdivision of Lot No. 56 and 58 on the Revised Plan of Section "E", Village of Old Hickory, of record in Plat Book 3700, Page 105, Register's Office for Davidson County, Tennessee.

Included in said legal, but excluded herein is any portion of said lot that may have been conveyed in Book 4624, Page 289, Register's Office for Davidson County, Tennessee.

Being the same property of record in Instrument No. 20210609-0077427, in the Register's Office of Davidson County, Tennessee, dated June 2, 2021 and recorded on June 9, 2021.

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: _____
Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

On this 28 day of September, 2023, before me personally appeared Alyssa Ventura the Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of Mesa Verde Assets LLC, a Delaware Limited Liability Company, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28 day of September, 2023.

CHRIS VENTURA
Notary Public, State of Texas
Comm. Expires 02-24-2026
Notary ID 133609987

_____
Notary Signature
My commission expires: 2-24-2026

New Owner Name and Address to/ Mail tax bills to: Nicholas Gilbert 1902 Overton St Old Hickory, TN 37138 **Property Address:** 1902 Overton Street Nashville, TN 37138 Parcel I.D. Numbers: 053 07 0 012.00	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 **$470,000.00,** 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 29 day of September, 2023 _____ NOTARY PUBLIC Commission expires: 11-06-24

SHAWN STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Britney Garner 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 9/28/23 (date of document).

Britney Garner
Affiant Signature

10/4/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4th of Oct., 2023

(SEAL)

Anna Bates
Notary's Signature
My Commission Expires: 7-7-2025

ANNA BATES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025