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

Karen Johnson Davidson County
Batch# 1060426 DEEDWARR
10/13/2023 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20231013-0080355

# WARRANTY DEED

Effective as of **11th day of October, 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 **504 Properties LLC, a Tennessee Limited Liability Company** 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. 11, as shown on the map entitled Part I, Oakland Acres Subdivision, of record in Plat Book 1424, Page 53, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mesa Verde Assets, LLC, a Delaware Limited Liability Company, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20220630-0075817, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022 and recorded on June 30, 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 10 day of October 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** Austin**, this** 10 **day of** October**, 2023.**

Chris Ventura
**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:**<br>504 Properties LLC<br>512 Freda Villa<br>Nashville, TN 37115<br><br>**Property Address:**<br>301 West Due West Avenue<br>Madison, TN 37115<br><br>Parcel I.D. Numbers: 051-07-0-086 | 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 **$335,000.00,** which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.<br><br>_____<br>AFFIANT<br><br>Subscribed and sworn to before me this 11th day of October, 2023<br><br>_____<br>NOTARY PUBLIC<br><br>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 October 11th, 2023 (date of document).

Affiant Signature

October 12th, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 12th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

