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

Karen Johnson Davidson County
Batch# 1084914 DEEDWARR
12/21/2023 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20231221-0098563

WARRANTY DEED

Effective as of **15th day of December, 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 **Emily Cartisano and Adam Cartisano, 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 Davidson County, Tennessee, being Lot No. 25 on the Plan of Section 3, Trailwood of record in Plat Book 6900, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mesa Verde Assets, LLC, a Delaware Limited Liability Company, by Warranty Deed from Andrew B. Collier, a married man, of record in Instrument No. 20221206-0127322, in the Register's Office of Davidson County, Tennessee, dated November 30, 2022 and recorded on December 06, 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 **2024 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 14 day of December 2023

GRANTOR:

Mesa Verde Assets, LLC, a Delaware Limited Liability Company
By: Main Street Renewal, LLC
Its: Authorized Signatory

Alyssia Ventura
Its: Authorized Signatory

STATE OF Texas
COUNTY OF Williamson

Before me, as 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 ofMesa 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 person **, this** 14 **day of** December **, 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: Emily Cartisano and Adam Cartisano 316 Lawrence Avenue Chapel Hill, TN 37034 **Property Address:** 3332 Quail Run Court Nashville, TN 37214 Parcel I.D. Numbers: 108 12 0 189.00	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 **$397,500.00,** 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 15 day of December, 2023 NOTARY PUBLIC Commission expires: 3/11/2028

CASSIE TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-11-28

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 December 15th, 2023 (date of document).

Affiant Signature

December 21st, 2023
Date

State of TENNESSEE

County of SHELBY

Sworn to and subscribed before me this 21st day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2/7/2027

NOTARY'S SEAL

