WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
RETURN TO
Summit Title & Escrow
6263 Poplar Avenue Ste. 801
Memphis, TN 38119
Phone: 901-881-8600
File No: TN-23-2639

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County Williamson

The actual consideration or value, whichever is greater, for this transfer is $660,000.00

Affiant

Subscribed & sworn to before me, this 29th day of December, 2023

Notary Public

My Commission Expires: 6-18-25

Property Address: 608 Hogan Road, Nashville, TN 37220 Map/Parcel Number: 146-11-0-083	Name & Address of New Owner 608 Hogan Road Trust 608 Hogan Road Nashville, TN 37220	Send Tax Bills To: NEW OWNER

Effective as of **29th 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 **Michael D. Sontag, Trustee of the 608 Hogan Road Trust Dated December 20, 2023** 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. 40, on the Plan of Section One Revised Crieve Hall Estates, of record in Plat Book 1835, pages 122, 123 and 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No: 20231229-0100096 in the Register's Office of Davidson County, Tennessee, dated December 28, 2023 and recorded December 29, 2023.

Being a portion of the property conveyed to ARVM 5, LLC by deed from VM Master Issuer, LLC, dated March 17, 2023, of record in Instrument No. 20230324-0021373, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 1087710 DEEDWARR
01/02/2024 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20240102-0000348

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 27 day of December 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

Before me, 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. **, 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 **, 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 Round Rock **, this** 27 **day of** December **, 2023.**

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

CHRIS VENTURA NOTARY PUBLIC STATE OF TEXAS ID 133609981 EXP. 02-24-2026

20240102000348

Certificate of Authenticity

I, Nick Harris, 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 27, 2023**.

Affiant Signature

12/27/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **27th** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026