BOX 10-A

Karen Johnson Davidson County
Batch # 1297047 DEEDWARR
07/14/2025 09 02 11 AM 4 pgs
Fees $23 00 Taxes $1,184 00
20250714-0055102

File Number: 25186655-ZZ

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY	WHEN RECORDED RETURN TO	Send Tax Bills to	Map & Parcel No
Caroline Dale for Betters Settlement Services LLC 6275 West Plano Parkway, Ste 500 Plano, TX 75093	BCHH 181 Montour Run Road, Coraopolis, PA 15108	Colin Ellis 1770 Forsyth Drive, Brentwood, TN 37027	072 06 3U 001 00 072 06 3U 002 00 072 06 3U 900 00

General Warranty Deed

FOR AND IN CONSIDERATION of the sum of $320,000.00 cash in hand paid by Colin Ellis, whose address is 1770 Forsyth Drive, Brentwood, TN 37027 ("Grantee'), and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Mesa Verde Assets, LLC, a Delaware limited liability company, whose address is 5001 Plaza on the Lake, Suite 200, Austin, Texas 78746 ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto Grantee, Grantee's successors and assigns (if applicable), a certain tract or parcel of land in County of Davidson, State of Tennessee, to-wit:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Shea R. Stiles, unmarried, of record in Instrument No. 20211230-0171755, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021, and recorded on December 30, 2021. Also see Affidavit of Abby Benson, Attorney of record in Instrument No. 20220112-0004203, Register's Office of Davidson County, Tennessee.

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record. TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, Grantee's heirs, successors and assigns in fee simple forever. And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the afore-described real estate, that Grantor has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof

Dated this 9 day of July, 2025.

[Signature Page Follows]

GRANTOR:

Mesa Verde Assets, LLC, a Delaware limited liability company
By: Main Street Renewal, LLC
Its· Authorized Signatory

By: Alyssia Ventura
Its: Authorized Signatory

ACKNOWLEDGMENT

Before me, personally appeared Alyssia Ventura, with whom I am personally acquainted op proved to me on the basis of satisfactory evidence, an who upon oath, acknowledged such person to be 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 Alyssa Ventura as such Authorized Signatory of Main Street Renewal, LLC, the Authorized Signatory of Mesa Verde Assets, LLC , executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Limited Liability Company

Notary Public

My Commission Expires: 2-24-2026

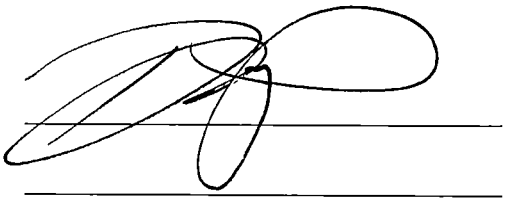
CHRIS VENTURA
Notary Public, State of Texas
Comm Expires 02-24-2026
Notary ID 133609987

OATH OF CONSIDERATION

The actual consideration for this transfer is $320,000 00. The assessed value is 320,000.

Grantee

Individual Grantee.



Corporate Grantee:

By _____
Its _____

SUBSCRIBED AND SWORN TO before me this 10th day of July, 2025

M.R. Schodroski

Notary Public
My Commission Expires: 3/3/2026

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

(For Recording Data Only)

File Number 25186655-ZZ

Exhibit "A"

Certain units located in Davidson County, Tennessee, being known and designated as Unit No(s) A and B of 2915 DAVIS AVENUE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2915 DAVIS AVENUE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No 20220421 0046164, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration, together with a percentage interest in the common elements as set forth in said Declaration.

Parcel Number: 072 06 3U 001.00, 072 06 3U 002 00 and 072 06 3U 900.00

Commonly known as 2915 Davis Avenue, Nashville, Tennessee 37216

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.