WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
TION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: July 3, 2021

(AFFIX SEAL)

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARVM 5, LLC	ARVM 5, LLC	06409007700
(NAME)	(NAME)	
5001 Plaza on the Lake, #200	5001 Plaza on the Lake, #200	
(ADDRESS)	(ADDRESS)	
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Christina Khan, an unmarried woman, a/k/a Christina L. Khan**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **ARVM 5, LLC**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2, Block "L", on the Plan of Hadley's Bend City of Record in Plat Book 421, Page 120, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Also described as Tract 3 on the boundary survey for Jim Stevens Realty & Auction Associates dated September 27, 2004, Revised 10-21-04, 11-04-04, 11-17-04 and 11-18-04, by J. Bruce Rainey, Surveyor, Tenn. Reg. No. 823.

Being the same property conveyed to Nashied S. Khan and Christina L. Khan married by Warranty Deed from Lamont Jordan, dated 07/29/2005 and recorded 08/02/2005, of record in Instrument 200508020090330, Register's Office for Davidson County, Tennessee; Final Decree of Divorce record in Docket No. 13D-3186, Register's Office for Davidson County, Tennessee; further, being the same property conveyed to Christina Khan by Quitclaim Deed from Nashied Khan, dated 02/18/2014 and recorded 03/10/2014, of record in Instrument 201403100020059, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020 and subsequent years, a lien not yet due and payable, which have been prorated as of the day of closing and assumed by the Grantee herein; All matters shown on the plat of record in Plat Book 421, Page 120, in the Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement including terms and conditions thereof as recorded in Book 10663, Page 9, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 463678 DEEDWARR
08/26/2020 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $906.50
20200826-0096438

unimproved ☐

This is improved ☒ 211 Commerce Street, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

Effective the 18th day of August, 2020.

Christina Khan

Christina Khan a/k/a Christina L. Khan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christina Khan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2020.

Tracey Trumphour

Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202008260096438

I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Karri Coffman, a notary public for this county and state, Stevie Friesth, who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

