Karen Johnson Davidson County
Batch# 484832 DEEDWARR
09/28/2020 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20200928-0111601

Warranty Deed

NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of September, 2020. Notary Public My commission expires: July 3, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
ARVM 5, LLC	ARVM 5, LLC	059-04-0A-071.00-CO
5001 Plaza on the Lake Suite 200	5001 Plaza on the Lake Suite 200	
Austin, TX 78746	Austin, TX 78746	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **TERRICA R. ARNOLD, A MARRIED WOMAN, (FORMERLY KNOWN AS TERRICA R. SAMPSON, AN UNMARRIED WOMAN)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARVM 5, LLC**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND 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 Lot No. 46 on the Plan of Final Plat of Phase 3, Brookview Subdivision of record in Plat at Instrument No. 20050928-0116190 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 Terrica R. Sampson, an unmarried woman by Warranty deed from Faulkner III, unmarried and Amanda Michelle Davenport, unmarried of record in Instrument No. 20140325-0024412 Register's Office for Davidson County, Tennessee, dated March 07, 2014 and recorded on March 25, 2014.

Being also known as 3022 Ewingdale Drive Nashville, Tennessee 37207.

This conveyance is made subject to all matters shown on the plan of record at Instrument Number 20050928-0116190, surveyor's certificate of correction at Instrument Number 20060424-0046704 and 20060424-0046705; Declaration of Covenants, Conditions and Restrictions of record at Instrument Nos. 20050207-0013977, amended at 20050311-0027337, 20051102-0132731, 20051104-0134242; Surveyor's Certificate of Correction Instrument No. 20060424-0046704 and Instrument No. 20060424-0046705, Easements of record in Book 8404, Page 676, Book 5055, Page 368, Book 5750, Page 91, Book 6764, Page 59, Book 11472, Page 960; stormwater detention agreement of record in Instrument Number 20021004-0121969; and 2020 Davidson County real estate taxes, not yet due and payable.

The address of the herein described property is believed to be 3022 Ewingdale Drive, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Randy Arnold, spouse of Terrica R. Arnold, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2 day of September, 2020.

Terrica R Arnold f/k/a Terrica R Sampson

Terrica R. Arnold f/k/a Terrica R. Sampson

Randy Arnold

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terrica R. Arnold and Randy Arnold, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 2 day of September, 2020.

Cate Finch

Notary Public

My Commission Expires: 11-6-2023

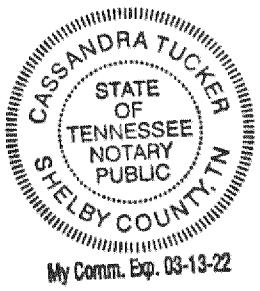
CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

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, Cassandra Tucker, 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: 3/13/22

Notary's Seal (If on paper)