Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 584986 DEEDWARR
03/04/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20210304-0028742

WARRANTY DEED

Effective as of **February** 4, **2021**, 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, **American Strategic Investments, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARVM 5, LLC,** 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. 31, on the plan of Section Two, Sherwood Forest, as shown on plat of record in Plan Book 4300, Page 125, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This real property being all or part of the property conveyed to Grantor by quitclaim deed of record at Instrument No. 20150429-0038211 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Pat Book 4300, Page 125, and declarations of covenants, conditions and restrictions as shown by Instrument No. 20150417-0034440, and in Plat Book 4546, Page 202; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County and 2021 City of Memphis, 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 in Hermitage, Tennessee on this 4 day of February, 2021.

American Strategic Investments, LLC, a Florida Limited Liability Company

By: Charles Michael Wooden, II
Its: Sole Member

STATE OF
COUNTY OF

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Charles Michael Wooden, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that s/he is an Sole Member of American Strategic Investments, LLC, the within named bargainor, and s/he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of Charles Michael Wooden, II, as an Sole Member of American Strategic Investments, LLC.

WITNESS my hand and seal, at office in Davidson County, Tennessee this 4 day of February, 2021.

Notary Public

AMY MURPHY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:
4/8/2023

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4856 Big Horn Drive Old Hickory, TN 37138 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 065 09 0 001.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $264,900.00. AFFIANT Subscribed and sworn to before me this 4 day of February, 2021. NOTARY PUBLIC Commission expires: 4/8/2023

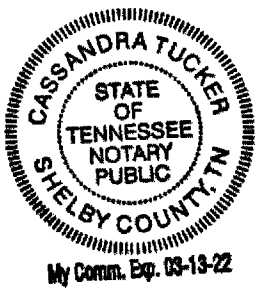
AMY MURPHY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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)