Karen Johnson Davidson County
Batch# 602858 DEEDWARR
03/30/2021 11:10:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20210330-0041538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/10/2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05/08/2023

STEVIE FRIESTH NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY, TN 2023-05-08

THIS INSTRUMENT PREPARED BY
CLOSE Commercial, LLC, 278 Franklin Road 160
Brentwood, TN 37027
file # 2021-3349

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
ARVM 5, LLC	ARVM 5, LLC	149 06 0 169.00
5001 Plaza On The Lake, #200	5001 Plaza On The Lake, #200	
Austin, TX 78746 (512) 851-8911	Austin, TX 78746 (512) 851-8911	

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,

Magdy A. Garas and Basma Milek, husband and wife
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), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 69, Oakwood Subdivision, Phase Six, Section Two, as shown on plat of record in Plat Book 7900, Page 626, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Magdy A. Garas by Warranty deed from Mark Foster, married of record in Instrument No. 20131219-0128398 Register's Office for Davidson County, Tennessee, dated December 16, 2013 and recorded on December 19, 2013. (Value of consideration shown in aforementioned deed $137,000.00.) Being also known as 1012 Oak Ridge Court Antioch, Tennessee 37013. Property address being provided for informational purpose only. Basma Milek joins herein for the sole purpose of surrendering any and all right, title and interest he may have by virtue of his marriage to Magdy A. Garas and to acknowledge and approve the conveyance (lien) caused hereby.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 7900, Page 626; Easements of record in Plat Book 1207, Page 529; Plat Book 6881, Page 320; Plat Book 8127, Page 716; Plat Book 8127, Page 753; Plat Book 8127, Page 762; Declarations of Covenants, Conditions and Restrictions as shown by Plat Book 7981, Page 478; Plat Book 8313, Page 17; Plat Book 9237, Page 1; Plat Book 8038, Page 838; Plat Book 9781, Page 987; Plat Book 10650, Page 785; Plat Book 5612, Page 255; Plat Book 7954, Page 508; Plat Book 8013, Page 624; Plat Book 7981, Page 474; all of record in the Register's Office of Davidson County, Tennessee; Atoka and 2021 Davidson County, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

This is property known as 1012 Oak Ridge Court Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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 my hand on March 10, 2021).

Magdy A. Garas

Basma Milek

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Magdy A. Garas and Basma Milek, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this March 10, 2021.

Notary Public

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2023

My Commission Expires: 5/15/23

File #: 2021-3349

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

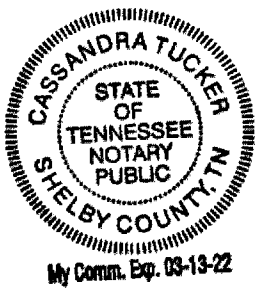
Brentwood, TN 37027

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)