Karen Johnson Davidson County
Batch# 603105 DEEDWARR
03/30/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210330-0041904

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-08-2023
(AFFIX SEAL)

STEVIE FRIESTH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 05-08-23

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-020275

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
ARVM 5, LLC	ARVM 5, LLC	
(NAME) 5001 Plaza on The Lake #200	(NAME) 5001 PLaza on The Lake #200	182 06 0A 130.00
(ADDRESS) Austin, TX 78746	(ADDRESS) Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HALLIE RUTH EARL F/K/A HALLIE RUTH BYRD AND BRANDON EARL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARVM 5, LLC**, HEREINAFTER CALLED THE GRANTEES, 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. 126 on the Plan of Final Plat of Old Hickory Hills, Phase Two, Section One, of record in Plat at Instrument No. 20030623-0086188, 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 Hallie Ruth Byrd, single woman by Warranty deed from Gregory S. Boughner and wife, Amanda L. Boughner of record in Instrument No. 20150603-0051795 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on June 03, 2015. Brandon Earl joins herein for the sole purpose of surrendering any and all right,title and interest he may have by virtue of his marriage to Hallie Ruth Byrd and to acknowledge and approve the conveyance (lien) caused hereby. Grantor, Hallie Ruth Earl does hereby warrant she is formerly known as Halllie Ruth Byrd.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded at instrument no. 20030623-0086188; Easements of record as shown by Instrument Nos. 20001030-0107214; 20010306-0021333; 20020123-0009339; 20030226-0025749; Declarations of Covenants Conditions and Restrictions as shown by instrument nos. 20020116-0006750; 20101116-0091730; 20020123-0009417; 20081219-0121385; 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 CONVEYANCE IS MADE 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,

Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 7481 Maggie Drive, Antioch, TN 37013

(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 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 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/our hand(s) this the 8th day of March, 2021

Hallie Ruth Earl f/k/a Hallie Ruth Byrd

Brandon Earl

STATE OF TENNESSEE
COUNTY OF Davidson

* Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Hallie Ruth Byrd and Brandon Earl, the within named bargainors, with whom I am personally acquainted (or proved to my on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of March, 2021.

Notary Public

My Commission Expires: 7/5/2021

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

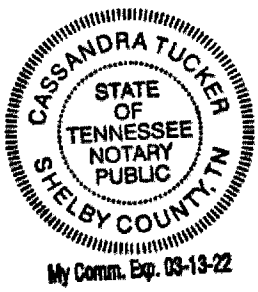
* Hallie Ruth Byrd n/k/a Hallie Ruth Earl

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)