Karen Johnson Davidson County
Batch# 625934 DEEDWARR
04/29/2021 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20210429-0057791

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
7500 Capital Drive, #200
Germantown, Tennessee 38138
(901) 881-8600

WARRANTY DEED

Effective as of **April 19, 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, **Ribbon Home SPVI, 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. 121 on the Plan of Lake Shore, Phase One of record in Plat Book 6900, Page 684, Register's Office for said County.

Said Lot No. 121 fronts 120.21 feet on the Northerly margin of Ketch Cove and extends back 77.18 feet on the Northwesterly line and 64.29 feet on the Southeasterly line to a dead line in the rear, measuring 55.24 feet thereon.

This real property being all or part of the property conveyed to Grantor by Quit Claim deed of record in Instrument No. **20191007-0102719** in the Register's Office of Davidson County, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on and recorded in Plat Book 6900, Page 684; Plat Book 6900, Page 683; Easements of record in Plat Book 370, Page 445; Plat Book 633, Page 569; Plat Book 1055, Page 248; Plat Book 1298, Page 133; Plat Book 4077, Page 604; Declaration of Covenants, Conditions and Restrictions of record in Plat Book 7572, Page 669; Instrument No. 20200820-0094221; Plat Book 7892, Page 464; Plat Book 8709, Page 424; Plat Book 8697, Page 123 all of record in the Register's Office of Davidson County, Tennessee; and 2018 Davidson County, 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 Mecklenburg County, State of North Carolina on this 16 day of April, 2021.

GRANTOR:

Ribbon Home SPVI, LLC

By: _____
Paula Meyer
Its: Authorized Signor

TEIL A. TURNER
NOTARY PUBLIC
Mecklenburg County
North Carolina
My Commission Expires April 22, 2024

STATE OF North Carolina
COUNTY OF Mecklenburg

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Paula Meyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the authorized signor to execute the instrument for Ribbon Home SPVI, LLC, the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained, by personally signing the name of Paula Meyer, for the company as Authorized Signor.

SWORN and signed before me, a Notary Public in and for the State and County named herein, on April 16, 2021.

_____
Notary Public

My Commission Expires: 4/22/2024

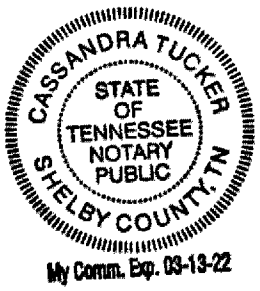
New Owner Name and Address to: **ARVM 5, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 304 Ketch Cove, Hermitage, Tennessee 37076 Mail tax bills to: **ARVM 5, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 098 09 0A 022.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **~~$300,000.00~~**. _____ AFFIANT Subscribed and sworn to before me this 19 day of April, 2021. _____ NOTARY PUBLIC Commission expires: _____ EMILY RHEA STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 01-16-2023

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)