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

Karen Johnson Davidson County
Batch# 625965 DEEDWARR
04/29/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20210429-0057848

# WARRANTY DEED

Effective as of **April 26 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, **Cynthia V. Esposito, a single woman** 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. 8 on the Plan of Section Two, Harbour Town Village of record in Plat Book 4675, Page 146 and 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

This real property being all or part of the property conveyed to Cynthia V. Esposito, by deed of record in Instrument No. **20140401-0026891** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Book 4675, Page 146 and 147; declaration of covenants, conditions and restrictions recorded at Book 4806, Page 87, Book 4931, Page 667, all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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.

**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 Nassau County, State of New York on this 23 day of April, 2021.

GRANTORS:

Cynthia V. Esposito

Cynthia V. Esposito

**STATE OF** New York
**COUNTY OF** Nassau

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Cynthia V. Esposito, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 23 day of April, 2021.

Notary Public

My Commission Expires:

1/20/2023

MATTHEW W ALLEN
Notary Public - State of New York
NO. 01AL6318245
Qualified in Nassau County
My Commission Expires Jan 20, 2023

| | |
|---|---|
| New Owner Name and Address to:<br>ARVM 5, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Property Address:<br>2916 High Rigger Dr.,<br>Nashville, Tennessee 27217<br><br>Mail tax bills to:<br>ARVM 5, LLC<br>5001 Plaza On The Lake #200<br>Austin, TX 78746<br><br>Parcel I.D. Numbers: 150 03 0 010.00 | 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 **$289,900.00**<br><br>AFFIANT<br><br>Subscribed and sworn to before me this 26th day of April, 2021.<br><br>NOTARY PUBLIC<br><br>Commission expires: 05/08/2023 |

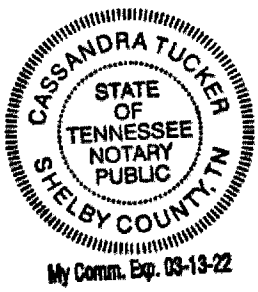
STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

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)