Karen Johnson Davidson County
Batch# 626039 DEEDWARR
04/30/2021 08:22:30 AM 5 pgs
Fees: $28.00 Taxes: $1,359.75
20210430-0057941

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Shelby
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 367,500.00. Madison Allstar Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April 2021 Notary Public MY COMMISSION EXPIRES: 05/08/2023 (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ARVM 5, LLC	ARVM 5, LLC	MAP & PARCEL
5001 Plaza On The Lake #200	5001 Plaza On The Lake, #200	172-15-0A-102.00
Austin, TX 78746	Austin, TX 78746	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John Cirillo and Ruth Cirillo, Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998**

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. 26 on the Plan of Section Two, Holt Woods of record in Plat Book 9700, Page 277, 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 John Cirillo and Ruth Cirillo, Trustees of the Cirillo First Amended Trust Agreement U/A dated July 18, 1998 by Warranty deed from Dustin W Scobey, married of record in Instrument No. 20151202-0121514 Register's Office for Davidson County, Tennessee, dated November 25, 2015 and recorded on December 02, 2015.

THIS CONVEYANCE IS SUBJECT TO: Subdivision Restrictions, Building Lines and Easements of Record as shown in Plat Book 7900, Page 668; Plat Book 9700, Page 277; Easements of record as shown in Plat Book 10316, Page 585; Declaration of covenants, conditions and restrictions as shown by Plat Book 9570, Page 22; Plat Book 10256, Page 504; Plat Bo0k 9570, Page 22; Plat Book 10256, Page 504; Plat Book 9570, Page 5; Plat Book 9570, Page 13; Instrument No. 20190624-006043; and 2021 Davidson County Taxes, all of record in the Davidson County Register's Office.

This is () UNIMPROVED

(X) IMPROVED property known as **2880 Call Hill Road, Nashville, TN 37211.**

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 our hands this the 19th day of April, 2021.

Cirillo First Amended Trust Agreement U/A dated July 18, 1998

BY: John Cirillo, Trustee
John Cirillo, Trustee

BY: Ruth Cirillo, trustee
Ruth Cirillo, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John Cirillo and Ruth Cirillo** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Cirillo First Amended Trust Agreement U/A dated July 18, 1998** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **John Cirillo and Ruth Cirillo** as such **Trustees**.

Witness my hand and official seal this the 19th day of April, 2021.

My Commission expires Jan 8. 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

202104300057941

Exhibit A

Prepared by:
Luke Kellum, Attorney at Law
Bankers Title and Escrow Corporation
5107 Maryland Way, #115
Brentwood, Tennessee 37027

Certificate of Trust

The undersigned Trustee hereby certifies the following:

1. This Certificate of Trust refers to the CIRILLO TRUST AGREEMENT, dated June 25, 1998, and any amendments thereto, (the "Trust Agreement").

2. The address of the Settlers/Trustors is 6473 Fleetwood Drive, Nashville, TN 37209

3. The initial Trustees of the Trust are:

   JOHN CIRILLO AND RUTH CIRILLO

4. The present Trustees are:

   JOHN CIRILLO AND RUTH CIRILLO

5. The Trustee of my Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in our Trust name.

6. The Trust has not been revoked and there have been no amendments limiting the powers of our Trustees over trust property.

7. No person or entity paying money to or delivering property to our Trustees shall be required to see to its application. All persons relying on this document regarding our Trustees and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Certificate of Trust shall be just as valid as the original.

The undersigned certify that the statements in this Certificate of Trust are true and correct and that it was executed in the County of Davidson, Tennessee on ~~April, 2020~~ April 19, 2021.

Trustees:

John Cirillo

Ruth Cirillo

STATE OF TENNESSSEE
COUNTY OF Davidson

On April 19, 2021, before me personally appeared **John Cirillo and Ruth Cirillo,** Trustees of the CIRILLO TRUST AGREEMENT dated June 25, 1998, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as such Trustee free act and deed.

Witness my hand, at office, this 19 day of April, ~~2020~~ 2021.

Notary Public

My Commission Expires: Jan 8, 2024

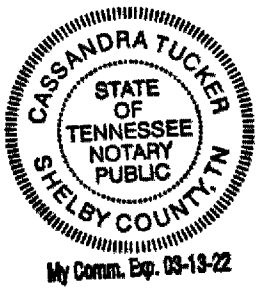
R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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)