Karen Johnson Davidson County
Batch# 631759 DEEDWARRSP
05/07/2021 02:56:30 PM 7 pgs
Fees: $38.00 Taxes: $1,140.35
20210507-0061895

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
Sunbelt Investors Asset Company, LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 6th day of May, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **Sunbelt Investors Asset Company, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 4th day of May, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF Texas §
§
COUNTY OF Williamson §

The foregoing instrument was acknowledged before me this 4th day of May, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who ☐ is personally known to me, or ☒ has produced **TX Driver's License** as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

HOWARD DENNIS SAMPLE
Notary Public
State of Texas
ID # 131700140
Comm. Expires 08/27/2022

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

_____
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$308,203.33**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

Sunbelt Investors Asset Company, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Alyssia Ventura
Its: Closing Manager

STATE OF Texas §
§
COUNTY OF Williamson §

Subscribed and sworn to before me on this 4th day of May, 2021, by Alyssia Ventura, as Closing Manager of Main Street Renewal LLC, the Authorized Signor of Sunbelt Investors Asset Company, LLC.

HOWARD DENNIS SAMPLE
Notary Public
State of Texas
ID # 131700140
Comm. Expires 08/27/2022

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

_____
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 31 on the plan of SHERWOOD FOREST, SECTION 2, of record in Plat Book 4300, Page 125, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to ARVM 5, LLC by virtue of Warranty Deed from American Strategic Investments, LLC dated February 4th, 2021 and recorded on March 4th, 2021 as Instrument No. 20210304-0028742, in the Register's Office of Davidson County, Tennessee.

COMMONLY KNOWN AS: 4856 Big Horn Dr, Old Hickory, TN 37138
PARCEL ID: 065 09 0 001.00
TITLE FILE NO: INVESCO-1TN0001

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (4856 BIG HORN DR, OLD HICKORY, TN 37138) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 4300, Page 125, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 4546, Page 202, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Lloyd E Jones Jr., 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.

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Thomas E. Workman, a notary public for this county and state, Lloyd E Jones Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas E Workman
Notary's Signature

My Commission Expires: 2-10-2025
Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170