**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# 652048 DEEDWARR
06/08/2021 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20210608-0076876

# WARRANTY DEED

Effective as of **April 28, 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, **Deborah Buckner, single,** 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. 26 on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, Residential P.U.D., of record in Instrument No. 20040407-0039587, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description.

This real property being all or part of the property conveyed to Deborah Buckner, by deed of record in Instrument No. **20110405-0026375** 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 at instrument no. 20040407-0039587; Easements of record as shown in Plat Book 5609, Page 636; Plat Book 6513, Page 857; Plat Book 7037, Page 853; Plat Book 7760, Page 778; Plat Book 7760, Page 784; Plat Book 11497, Page 595; Instrument No. 20001205-0119474; declaration of covenants, conditions and restrictions recorded at Instrument No. 20020606-0069062; Plat Book 10802, Page 402; Plat Book 8414, Page 69; and Instrument No. 20070307-0028313; 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 Davidson County, State of Tennessee on this 23rd day of April, 2021.

GRANTORS:

Deborah Buckner

**STATE OF** Tennessee
**COUNTY OF** Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Deborah Buckner, 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 23rd day of April, 2021.

Notary Public

RACHEL R VIL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires Mar 13, 2022

My Commission Expires:

March 13, 2022

| | |
|---|---|
| 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>654 Belgium Dr, Hermitage, Tennessee 37076<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: 075 12 0A 178.00 | 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 **$315,000.00**<br><br>Madison Alleton<br>AFFIANT<br><br>Subscribed and sworn to before me this 23rd day of April, 2021.<br><br>NOTARY PUBLIC<br><br>Commission expires: 05/08/2023 |

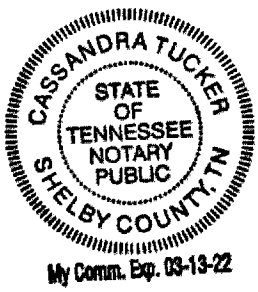
STEVIE FRIESTH
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

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)