Karen Johnson Davidson County
Batch# 657109 DEEDWARR
06/15/2021 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20210615-0080778

G#34747-2

WARRANTY DEED	State of Tennessee County of Shelby The actual consideration or value, whichever is greater, for this transfer is **$252,000.00.** Affiant Subscribed and sworn to before me, this the 11th day of June, 2021. Notary Public My commission expires: July 3, 2021 (AFFIX SEAL)

NICHOLAS BURRAGE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To: (New Owner)	Map-Parcel Numbers
ARVM 5, LLC	**ARVM 5, LLC**	**150 11 0 015 00**
5001 Plaza On The Lake, #200	**5001 Plaza On The Lake, #200**	
Austin, TX 78746	**Austin, TX 78746**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Raymond Earnest Arsenault, re-married widower

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ARVM 5, LLC, a Delaware limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 15 on the Plan of Section One, Towne Village of The Country, as of record in Book 5200, Pages 55 and 56, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 fronts 76.77 feet on the westerly margin of Towne Village Court and extends back 135.0 feet on the northerly line and 117.4 feet on the southerly line to a dead line in the rear measuring 65.09 feet thereon.

BEING the same property conveyed to Raymond Earnest Arsenault and wife, Cynthia Jean Arsenault, by Warranty Deed dated January 11, 1980, from Randall Phillips Builders, Inc., of record in Book 5554, Page 433, Register's Office for Davidson County, Tennessee. Pursuant to the Marital Dissolution Agreement dated August 7, 1998, Cynthia Jean Arsenault, unmarried, conveyed her interest to Raymond Earnest Arsenault by Quitclaim Deed dated November 6, 1998, of record in Book 11204, Page 445, said Register's Office. Said property was further conveyed to Raymond Earnest Arsenault, unmarried, and Cynthia Jean Patton, unmarried, as tenants in common, by Quitclaim Deed dated June 26, 2013, from Raymond Earnest Arsenault of record in Instrument No. 20130725-0076998, said Register's Office. The parties re-married and the said Cynthia Jean Patton Arsenault died intestate on November 18, 2019. Pursuant to Affidavit of Heirship of record in Instrument No. 20210122-00019684 and as corrected in Instrument No. 20210607-0075962 and second Affidavit of Heirship of record in Instrument No. 20210122-0009685 and as corrected in Instrument No. 20210607-0075985, said Register's Office, Cynthia Jean Patton Arsenault was survived by her husband, Raymond Earnest Arsenault, who was her sole heir-at-law. Further the said Grantor conveys as sole surviving spouse.

THE property conveyed herein does not constitute as marital residence for the Grantor's current spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5200, Pages 35 and 36, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 5289, Page 687, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and assumed by the Grantee herein and any subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **108 Towne Village Ct, Antioch, TN 37013**.

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 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 my/our hand(s) this **10th** day of **June, 2021.**

Raymond Earnest Arsenault

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Raymond Earnest Arsenault,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **June, 2021.**

Notary Public

My Commission Expires: 12/14/24

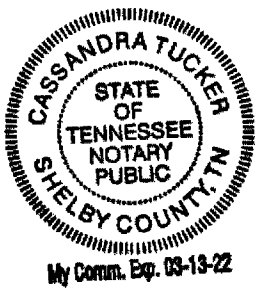
JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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)