Karen Johnson Davidson County
Batch# 663297 DEEDWARR
06/23/2021 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20210623-0085056

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

WARRANTY DEED

Effective as of **June, 18 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, **Verleria Puckett n/k/a Verleria Bridges and Antonio Bridges, married** 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. 291 on the Plan of Section 13, Peppertree Forest, as of record in Book 8250, Page 119 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

This real property being all or part of the property conveyed to Grantor by **Special Warranty Deed** of record in Instrument No. **20110729-0058315** in the Register's Office of **Davidson County**, Tennessee. **Antonio Bridges** joins herein for the sole purpose of surrendering any and all right, title and interest he may have by virtue of his marriage to **Verleria Puckett n/k/a Verleria Bridges**, and to acknowledge and approve the conveyance (lien) caused hereby.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in **Plat Book 8250, Page 119; Easements of record in Book 337, Page 159, Book, 337 Page 162, Book 337, Page 166, Book 337, Page 170, Book 337, Page 174, Book 337, Page 178, Book 360, Page 508, Book 475, Page 286, Book 8030, Page 331; Declaration of Covenants, Conditions and Restrictions of record in Book 7982, Page 736, Book 8757, Page 607, Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801, Book 9664, Page 162, Book 8678, Page 514, Book 8757, Page 639, Book 8757, Page 623, Instrument No. 20190611-0055977** all of record in the Register's Office of **Davidson County**, Tennessee; and **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 TN on this 16th day of June, 2021.

GRANTORS:

Verleria Puckett n/k/a Verleria Bridges

Antonio Bridges

STATE OF Tennessee
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Verleria Puckett n/k/a Verleria Bridges and Antonio Bridges** 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 16th day of JUNE, 2021.

Notary Public

KEVIN D. SYKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

Sept 7, 2021

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 4936 Peppertree Dr. Antioch, TN 37013 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 165 14 0 135.00	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 **$235,000.00** AFFIANT Subscribed and sworn to before me this 17th day of June, 2021. NOTARY PUBLIC Commission expires:

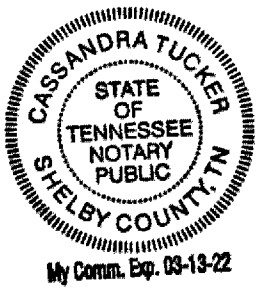
NICHOLAS BURRAGE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. JULY 03, 2021

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)