Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Germantown, Tennessee 38138
(901) 881-8600

Karen Johnson Davidson County
Batch# 665988 DEEDWARR
06/25/2021 03:29:30 PM 6 pgs
Fees: $33.00 Taxes: $1,128.50
20210625-0086798

WARRANTY DEED

Effective as of **June 10, 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, **Janet L. Rosenberg, Trustee, of The Janet L. Rosenberg Revocable Living Trust** 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, Lot No. 237, Windsor Green, Phase II, Sec. I, as shown on plat of record in Plat Book 6250, Page 989, as corrected by Book 7205, Page 890, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 237 fronts 39 feet on the Northwesterly margin of Newcastle Court and extends back 89.97 feet on the Northeasterly line and 100.50 feet on the Southerly line to a broken line in the rear measuring 175.64 feet thereon.

This real property being all or part of the property conveyed to Grantors by deed of record in Instrument No. **20190520-0047188** 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 in Book 6250, Page 989, Book 7205, Page 890; Declaration of covenants, conditions and restrictions recorded at Book 6406, Page 929, Book 6396, Page 542, Book 8192, Page 65, Book 7864, Page 369; all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2021 Davidson County and 2021 City of Goodlettsville**, 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 his 10 day of June, 2021.

GRANTORS:

Janet L. Rosenberg, Trustee, of
The Janet L. Rosenberg Revocable Living Trust Agreement * See "Exhibit A"

STATE OF TN
COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Janet L. Rosenberg,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Trustee of the **The Janet L. Rosenberg Revocable Living Trust Agreement** the within named barganoir, and they as such **Trustee** executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by themselves as **Trustee.**

WITNESS my hand and seal, at office in State and County named herein on this 10 day of June 2021.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Ella K. Butler
Notary Public

My Commission Expires:
07/09/2024

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 114 Newcastle Ct., Goodlettsville, TN 37072 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 026 07 0 159.00	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 **$305,000.00** AFFIANT Subscribed and sworn to before me this 10 day of June, 2021. Ella K. Butler NOTARY PUBLIC Commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Exhibit A

Prepared by and return to:
R. Alan Alsobrook
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119

Certificate of Trust

BEFORE ME, the undersigned authority, on this day personally appeared JANET L. ROSENBERG, as Trustee, who being first duly sworn, deposes and says that:

1. The following Trust is the subject of this Affidavit:
   i. **THE JANET L. ROSENBERG REVOCABLE LIVING TRUST AGREEMENT**

2. The names of the currently acting Trustee is:
   i. JANET L. ROSENBERG, as Trustee

3. The legal description of the real estate held by the Trust is:

   Land in Davidson County, Tennessee, Lot No. 237, Windsor Green, Phase II, Sec. I, as shown on plat of record in Plat Book 6250, Page 989, as corrected by Book 7205, Page 890, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

   Said Lot No. 237 fronts 39 feet on the Northwesterly margin of Newcastle Court and extends back 89.97 feet on the Northeasterly line and 100.50 feet on the Southerly line to a broken line in the rear measuring 175.64 feet thereon.

4. There are no co-trustees.

5. The Trust is currently in full force and effect.

6. The signatory hereof is currently the acting Trustee of the Trust named herein.

7. The signatories hereof have been granted full power and authority under the Trust provisions to take the following action(s), to wit:

   i. to sell; to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing; to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee; to release, convey or assign any right, title use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for other

considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter, including filing lawsuits and hiring counsel.

8. Every deed, trust deed, mortgage, lease, management agreement or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument:

    a. That at the time of the delivery thereof the trust created by said Trust Agreement was in full force and effect;

    b. That such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in said REVOCABLE LIVING TRUST AGREEMENT and binding upon all beneficiaries thereunder;

    c. That Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, management agreement or other instrument;

    d. If the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust; and

The following individual(s) are duly appointed as the Successor Trustee(s) with the same powers as stated herein:

CASSANDRA HUFFINE, as Successor Trustee

The signatory hereof declare that the foregoing statements are true and correct, under penalty of perjury.

FURTHER AFFIANT SAYETH NOT.

WITNESS the Grantor's hand on this on this 10 day of June, 2021.

Affiant:
THE JANET L. ROSENBERG
REVOCABLE LIVING TRUST
AGREEMENT

Janet L. Rosenberg

JANET L. ROSENBERG, as Trustee

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Janet L. Rosenberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themselves to be the Trustee of the The Janet L. Rosenberg Revocable Living Trust Agreement the within named barganoir, and they as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the TRUST by themselves as Trustee.

WITNESS my hand and seal, at office in Davidson County, Nashville this 10 day of June, 2021.

Ella K. Butler
Notary Public
My Commission Expires:

07/09/2024

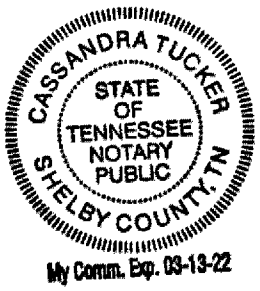
ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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)