Karen Johnson Davidson County
Batch# 665993 DEEDWARR
06/25/2021 03:38:30 PM 4 pgs
Fees: $23.00 Taxes: $1,047.10
20210625-0086805

WARRANTY DEED

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

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$283,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2021.

Notary Public

My commission expires: July 3, 2021
(AFFIX SEAL)

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:	Map-Parcel Numbers
ARVM 5, LLC	ARVM 5, LLC	**119-10-0-158.00**
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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Carly Lynne Kear, Trustee of the 2714 Hartford Drive Trust U/A/D February 28, 2020

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

ARVM 5, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 17 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Joshua P. Kear and Carly Goodwin, both unmarried, as Tenants in Common with right of survivorship, by Deed dated April 17, 2006, from Chris Huskey and wife, Katherine Huskey of record in Instrument No. 20060419-0044667 and further conveyed to Valen LLC, a Tennessee limited liability company, by Quitclaim Deed dated January 16, 2012, from Joshua P. Kear and Carly L. Kear of record in Instrument No. 20120208-0011412 and further conveyed to Orion Land, LLC, a Tennessee limited liability company, by Quitclaim Deed dated April 10, 2014, from Valen, LLC, a Tennessee limited liability company, of record in Instrument No. 20140411-0030469 and further conveyed to Joshua Peter Kear by Quitclaim Deed dated February 28, 2020, from Orion Land, LLC, a Tennessee limited liability company, of record in Instrument No. 20200309-0026328 and further conveyed to Carly Lynne Kear, Trustee of the 2714 Hartford Drive Trust dated February 28, 2020, by Quitclaim Deed dated February 28, 2020, from Joshua Peter Kear of record in Instrument No. 20200310-0026782, Register's Office for Davidson County, Tennessee. Carly Goodwin being one and the same person as Carly L. Kear and Carly Lynne Kear.

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

1) **The Plan of record in Plat Book 1130, Page 89, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Sanitary Sewers and/or Storm Drainage Easement of record in Book 4366, Page 129, said Register's Office.**

3) **Restrictive Covenants contained in an instrument of record in Book 1394, Page 218,** Book 1428, Page 656, and Book 1432, Page 528, said Register's Office.

4) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 2714 Hartford Drive, Nashville, TN 37210.

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 14th day of June, 2021.

Carly Lynne Kear, Trustee

Carly Lynne Kear, Trustee of the 2714 Hartford Drive Trust U/A/D February 28, 2020
* See "Exhibit A"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carly Lynne Kear, Trustee of the 2714 Hartford Drive Trust U/A/D February 28, 2020** 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **June, 2021.**

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

This Instrument Prepared By:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204
G#34782-4

CERTIFICATION OF TRUST
FOR
2714 HARTFORD DRIVE TRUST U/A/D FEBRUARY 28, 2020 (the "Trust")

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, Cary Lynne Kear, as Trustee, being first duly sworn, depose and says she is at least 18 years of age and she is the current acting trustee of the 2714 Hartford Drive Trust U/A/D February 28, 2020, and further states as follows:

1. The 2714 Hartford Drive Trust is a valid, existing trust, having been created by the Irrevocable Trust Agreement dated February 28, 2020.

2. The Grantor of the Trust is Joshua Peter Kear, and the Trustee of the Trust is Carly Lynne Kear.

3. The administrative and/or managerial powers of the trustee includes:

   All powers and discretion specifically enumerated in Tennessee Code Annotated, Section 35-50-110, as of the effective date of this Trust, as well as all powers generally conferred upon fiduciaries by other provisions of trust law and this Trust. Without limiting the above, the Trustee has the authority to hold, manage, sell and convey real property belonging to the Trust, and to execute any documents, agreements and instruments related to any sale of real estate by or on behalf of the Trust.

4. The Trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 9th day of June, 2021.

Carly Lynne Kear, Trustee

Carly Lynne Kear, Trustee of the 2714 Hartford Drive Trust U/A/D February 28, 2020

Sworn to and subscribed to before me
this 9th day of June, 2021.

Notary Public
My commission expires: 8/6/2023

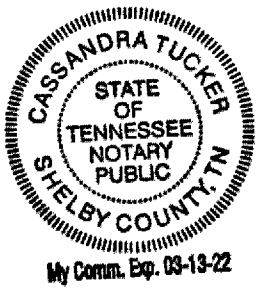
SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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)