Karen Johnson Davidson County
Batch# 672474 DEEDWARR
07/07/2021 03:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,020.92
20210707-0091575

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

WARRANTY DEED

Effective as of **June 24, 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, **Opendoor Property Trust I, a Delaware Statutory 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:

> Lot No. 5, Old Matthews Road Subdivision recorded in Instrument No. 200109130099804, Register's Office for Davidson County, Tennessee, to which plat 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 deed of record at Instrument No. 20210517-0065916 in the Register's Office of Davidson County, Tennessee.

> This conveyance is made subject to subdivision restrictions, building lines and easements of record Plat recorded at Instrument No. 200109130099804; and Easement of record Book 4266, Page 954; all of record in the Register's Office of Davidson County, Tennessee; and 2021 Davidson County and 2021 City of Nashville, 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 Maricopa, County Arizona on this 24 day of June, 2021.

Opendoor Property Trust I
A Delaware Statutory Trust

By: Amy Rodd
Its: Authorized Signor

STATE OF
COUNTY OF

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Amy Rodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that s/he is an authorized signor of Opendoor Property Trust I, a Delaware Statutory Trust, the within named bargainor, and s/he, as such authorized signor, executed the foregoing instrument for the purposes therein contained by signing the name of Amy Rodd as an authorized signor of Opendoor Property Trust I, a Delaware Statutory Trust.

WITNESS my hand and seal, at office in Maricopa County, ~~Tennessee~~ Arizona this 24th day of June, 2021.

Notary Public

My Commission Expires: 2/21/25

KEVIN ROBERT BROZEK
Notary Public - Arizona
Maricopa County
Commission # 596721
My Comm. Expires Feb 21, 2025

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 2544 Old Matthews Rd., Nashville, TN 37207 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 060 13 0 212.00	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 $275,925.00 AFFIANT Subscribed and sworn to before me this 28th day of June, 2021. NOTARY PUBLIC Commission expires: July 3, 2021

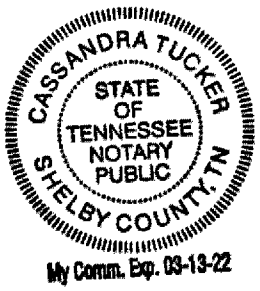
NICHOLAS BURRAGE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JULY 03, 2021

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)