Karen Johnson Davidson County
Batch# 676815 DEEDWARR
07/14/2021 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20210714-0094762

STEVIE FRIESTH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 05-06-23 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $220,000.00. Affiant Subscribed and sworn to before me, this 8th day of July, 2021. Notary Public My commission expires: 05/06/2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W.Northfield, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
ARVM 5, LLC	**ARVM 5, LLC**	**162-07-0-154.00**
5001 Plazas On The Lake, #200	**5001 Plazas On The Lake, #200**	
Austin, TX 78746	**Austin, TX 78746**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Melnequa Patryce Holloway and Michael Holloway, wife and husband

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

ARVM 5, LLC

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 9, Section Seven (7), Antioch Park, according to plat and survey of same appearing of record in Plat Book 5200, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot 9 fronts 69.0 feet on the Westerly margin of Benzing Road extends back 217.13 feet on the Northerly line and 248.00 feet on the Southerly line to a dead line in the rear, measuring 50.38 feet thereon.
Being the same property conveyed to Melnequa Patryce Holloway and Michael Holloway, wife and husband by Warranty deed from Melvin D. Norwood of record in Instrument No. 20191028-0110472 Register's Office for Davidson County, Tennessee, dated October 24, 2019 and recorded on October 28, 2019.

This is improved property known as **116 Benzing Road, Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record and of record in Plat Book 5200, Page 87, in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property, and of record in Book 5351, Page 111, in the Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of July, 2021.

Melnequa Patryce Holloway

Michael Holloway

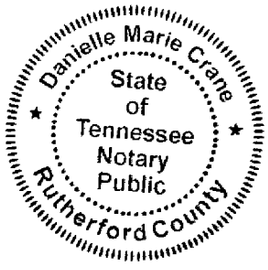
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Melnequa Patryce Holloway and Michael Holloway, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 8th day of July, 2021.

Notary Public
My Commission Expires: 2/22/25

SolomonParks File No. 21-000453-527



Tennessee Certification of Electronic Document

I, Stevie Friesth, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07-08-2021 (date of document).

Affiant Signature

07/12/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

