Karen Johnson Davidson County
Batch# 680799 DEEDWARR
07/21/2021 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210721-0097915

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 14 day of July 2021.

Notary Public
My commission expires: 05/06/2023

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| ARVM 5, LLC<br>5001 Plaza on the Lake, #200<br>Austin, TX 78746 | New Owner | 150-11-0-103.00 |

**WARRANTY DEED**

Effective July 14, 2021, for and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Monica Pruitt, a married woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **ARVM 5, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 222 on the Plan of Section Three, Towne Village of the Country of record in Plat Book 5200, page(s) 268 and 269, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Monica Pruitt, a married person, by Warranty Deed from Bradley J. Duke and wife, Donna J. Duke dated June 1, 2021 of record as Instrument No. 20210608-0076911, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions and easements at Book 5200, Page 268 and 269, Book 9550 Page 250, Book 5866 Page 45, Book 6303 Page 420, and Book 5635 Page 545of record in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

This property is improved property known as 409 S Towne Ct, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 14th day of July, 2021.

Monica Pruitt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monica Pruitt,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 14th day of July, 2021.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2021077143

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Tennessee Certification of Electronic Document**

I, Stevie Friesh, 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 07-14-2021 (date of document).

Affiant Signature

05/08/2023
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 16 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/13/22

NOTARY'S SEAL

