Karen Johnson Davidson County
Batch# 689290 DEEDWARR
08/03/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20210803-0104102

Prepared by and return to:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., Ste. 801
Memphis, TN 38119
(901) 881-8600

WARRANTY DEED

Effective as of **July** 13, **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, : **Anchored Capital, LLC,** 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 Shelby County, State of Tennessee, and described as follows:

> Lot 91, SECTION TWELVE, VILLAGE BY THE CREEK, as shown on plat of record in Book 6900, Page 314, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> . Being the same property conveyed to Anchored Capital, LLC, by Trustee's Deed from James E. Albertelli, P.A., d/b/a ALAW, Trustee, of record in Instrument No. 20210326-0040357, in the Register's Office of Davidson County, Tennessee, dated March 9, 2021 and recorded on March 26, 2021.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 6900, Page 314, and Book 7251, page 248, and book 9288, page 559, all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson County**, 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, Tennessee on this 13th day of July, 2021.

GRANTOR: Anchored Capital, LLC

Eric Sox Member

BY; Eric Sox
ITS: Authorized Signer

HANNAH HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Eric Sox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Anchored Capital, LLC , a limited liability company, the within named bargainor, and that he as such member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the joint venture by himself as such member of Anchored Capital, LLC, as authorized signer.

WITNESS my hand and Notarial Seal at office this 13th day of July, 2021.

Hannah Hardaway
Notary Public

My Commission Expires:
5-20-2025

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911 Property Address: 3516 Standing Stone Dr., Nashville, TN 37207 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911 Parcel I.D. Numbers: 050-06-0-056.00	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 **$291,000.00.** AFFIANT Subscribed and sworn to before me this 13 day of July, 2021. NOTARY PUBLIC Commission expires: 05/08/2023

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

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 07-13-2021 (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

