Karen Johnson Davidson County
Batch# 692459 DEEDWARR
08/06/2021 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20210806-0106283

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

WARRANTY DEED

Effective as of **July, _ 20 _, 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, **Thomas C. Wheeler, unmarried,** 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:

> Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Section 10-A, Cherry Hills of record in Plat Book 4860, Page 97 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to **Thomas C. Wheeler**, by Quitclaim Deed from Kareta Thomas, F/K/A Kareta Wheeler, of record in Instrument No. 20191202-0123367, in the Register's Office of Davidson County, Tennessee, dated November 27, 2019 and recorded on December 02, 2019.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 4860, Page 97; covenants, conditions and restrictions as set forth in Deed recorded in Record Book 5009, Page 329; all of record in the Register's Office of Davidson County, 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, State of Tennessee on this 20 day of July, 2021.

GRANTORS:

Thomas C. Wheeler

Thomas C. Wheeler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Thomas C. Wheeler**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that he/she/they executed the within instrument of his/her/their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 20th day of July, 2021.

Notary Public

LYNNETTE LAWHON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires:

01/17/2023

New Owner Name and Address to: **ARVM 5, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 117 Cedarcroft Court Antioch, TN 37013 Mail tax bills to: **ARVM 5, LLC** 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Number: 150 10 0 009.00	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 $245,000.00 Madison Allustra AFFIANT Subscribed and sworn to before me this 20 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 07-20-2021 (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

CASSANDRA TUCKER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
MY COMM. EXP. 03-13-22