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

Karen Johnson Davidson County
Batch# 705528 DEEDWARR
08/26/2021 02:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20210826-0115543

WARRANTY DEED

Effective as of the 21st day of July, 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, **Melissa S. Hamilton and Nicholas D. Hamilton, Wife and Husband,** 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. 19 on the Plan of Cobblestone Creek, Phase One of record in Instrument No. 20040804-0093431 as corrected in Instrument No. 20041022-0127319, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument No. 20130624-0064678** in the Register's Office of **Davidson County**, Tennessee.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Instrument No. 20040804-0093431 as corrected in Instrument No. 20041022-0127319; Declaration of covenants, conditions and restrictions as set forth in Deed recorded in Instrument No. 20041208-0146322; 20041208-0143624; 20041208-0146323; 20110916-0072157; Easements recorded at Book 2493, Page 137; and Instrument No. 20040304-0024829; 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.

21st **IN WITNESS** the Grantor's hand in Davidson County, State of Tennessee on this day of July, 2021.

GRANTORS:

Melissa S. Hamilton

Nicholas D. Hamilton

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared **Melissa S. Hamilton and Nicholas D. Hamilton,** 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 ~~Davidson~~ Sumner **County**, State of Tennessee this 21st day of July, 2021.

Preston D Matthews State of Tennessee Notary Public Sumner County

Notary Public

My Commission Expires:
6/7/25

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746 Property Address: 5032 Cobblestone Creek Dr, Whites Creek, TN 37189 Mail tax bills to: ARVM 5, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746 Parcel I.D. Number: 041 01 0A 019.00	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 $299,900.00. AFFIANT Subscribed and sworn to before me this 21st day of July, 2021. NOTARY PUBLIC Commission expires: 6/7/25

Preston D Matthews State of Tennessee Notary Public Sumner County

Tennessee Certification of Electronic Document

I, Steve 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 7/21/2021 (date of document).

Affiant Signature

08/25/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 25th day of Aug., 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

