Karen Johnson Davidson County
Batch# 706286 DEEDWARRSP
08/27/2021 02:19:30 PM 7 pgs
Fees: $38.00 Taxes: $1,608.36
20210827-0116141

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
AMNL ASSET COMPANY 2 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 26TH day of August, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **AMNL ASSET COMPANY 2 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 19th day of August, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Kelly Hallford
Its: Vice President – Title & Closing

STATE OF Arizona §
§
COUNTY OF Maricopa §

The foregoing instrument was acknowledged before me this 19th day of August, 2021, by Kelly Hallford, as Vice President of Title & Closing of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who ☑ is personally known to me, or ☐ has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

HEDY NELSON
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 30, 2022

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

_____
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $434,692.93, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

AMNL ASSET COMPANY 2 LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Kelly Hallford
Its: Vice President – Title & Closing

STATE OF Arizona §
§
COUNTY OF Maricopa §

Subscribed and sworn to before me on this 19th day of August, 2021, by Kelly Hallford, as Vice President of Title & Closing of Main Street Renewal LLC, the Authorized Signor of AMNL ASSET COMPANY 2 LLC.

HEDY NELSON
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 30, 2022

_____
(Signature of Notary Public)

Official/Notarial Seal

My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 121 on the plan of LAKE SHORE, PHASE 1, of record at Plat Book 6900, Page 684, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 121 fronts 120.21 feet on the northerly margin of Ketch Cove and extends back 77.18 feet on the northwesterly line and 64.29 feet on the southeasterly line to a dead line in the rear, measuring 55.24 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 04/29/2021 at Instrument No. 20210429-0057791 in said Register's Office.

COMMONLY KNOWN AS: 304 KETCH COVE, HERMITAGE, TN 37076
PARCEL ID: 098 09 0A 022.00
TITLE FILE NO: SRNYL-6TN0001

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (304 KETCH COVE, HERMITAGE, TN 37076) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 6900, Page 684 and Plat Book 6900, Page 683, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 7572, Page 669; Book 7892, Page 464; Book 8709, Page 424; and Instrument No(s). 20200820-0094221, in the Register's Office of Davidson County, Tennessee.

(3) Easement(s) as set forth in instrument(s) recorded at Book 370, Page 445; Book 633, Page 569; Book 1055, Page 248; Book 1298, Page 133 and Book 4077, Page 604, in the Register's Office of Davidson County, Tennessee.

(4) Conveyance(s) of Common Area(s) and/or Facility(ies) as set forth in instrument(s) recorded at Book 8697, Page 123, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Emily McClellan, 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 08/19/2021 (date of document).

Affiant Signature

08/24/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24th day of August, 2021.

Thomas E Workman
Notary's Signature

MY COMMISSION EXPIRES: 2-10-2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
THOMAS E. WORKMAN, Notary Public
Beaver County
My Commission Expires February 10, 2025
Commission Number 1391170