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

Karen Johnson Davidson County
Batch# 711977 DEEDWARR
09/08/2021 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,146.63
20210908-0120456

WARRANTY DEED

Effective as of **August 10th, 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, **Christi D. Smiley N/K/A Christie Brown, married,** 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:

Being Lot No. 112 on the Plan of Phase 3, Villages of Long Hunter, PUD as shown by plat appearing of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed by deed of record in Instrument No. 20061206-0150350, in the Register's Office of Shelby County, Tennessee. Grantor's husband, Fredrick Brown, joins in the execution of this instrument for the sole purpose of relinquishing all right, title and interest that he has in the property by virtue of his marriage to Grantor, but does not join in the warranties contained herein.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Instrument 20030707-0093205; Covenants, Conditions and Restrictions of Villages of Long Hunter as recorded at Instrument Number 20010531-0056382 and as amended in Instrument 20031111-0164945; 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 Lebanon, TN on this 6 day of August, 2021. GRANTOR:

Christi D Smiley N/K/A Christie Brown / Fred Brown

Christi D. Smiley N/K/A Christie Brown **Fredrick Brown**

STATE OF Tennessee
COUNTY OF Clark

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Christi D. Smiley N/K/A Christie Brown and Frederick Brown, 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.

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WITNESS my hand and seal at office this 4 day of Aug, 2021

Notary Public

My Commission Expires: 8-29-2023

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911 Property Address: 7351 Ole Nottingham Drive Nashville, TN 37013 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake, #200 Austin, TX 78746 Phone: (512) 851-8911 Parcel I.D. Numbers: 151-10-0A-264-00	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 **$309,900.00.** Christie Brown Fred B AFFIANT Subscribed and sworn to before me this 6 day of August, 2021. NOTARY PUBLIC Commission expires: 8-29-2023

KERRY MAJORS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Tennessee Certification of Electronic Document

I, Taylor Hutson, 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 August 6, 2021 (date of document).

Affiant Signature

9/3/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 3 day of September, 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