Karen Johnson Davidson County
Batch# 712497 DEEDWARR
09/09/2021 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $851.00
20210909-0121097

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $230,000.00.<br><br>Teresa Morgan<br>Affiant<br><br>*Subscribed and sworn before me this 6 day of August, 2021.*<br><br>CLIFFORD LIPPARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3/3/2025<br><br>Notary Public<br>My commission expires: 3/3/2025<br>(Affix Seal) |
|---|---|
| THIS INSTRUMENT PREPARED BY<br>Mockingbird Title & Escrow / Teresa M. Morgan, PO Box 60711, Nashville, Tennessee 37206 | |

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| ARVM 5, LLC<br>5001 Plaza On The Lake, #200<br>Austin, TX 78746 | ARVM 5, LLC<br>5001 Plaza On The Lake, #200<br>Austin, TX 78746 | 076 01 0 055.00 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**CATHRYN ARMISTEAD, AS CONSERVATOR FOR FRANCES MULLICAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ARVM 5, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Oak Creek Subdivision of record in Book 5200, page 96, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Frances C. Mullican, unmarried, by Warranty Deed from Darla G. Reaves, unmarried, on September 28, 1995, of record in Book 9815, Page 521, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Order to Approve Sales Price and Contract of record in the Probate Court for Wilson County, Tennessee, Docket No. 2021PR26, which

approves the sale of the subject property and authorizes Cathryn Armistead, Conservator for Frances Mullican, to execute conveyance documents.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) Balance of 2021 Davidson County Property taxes will be paid at closing; 3) All restrictions of record, including but not limited to those of record Book 5360, Page 572 and Book 5382, Page 827; 4) all easements of record; 5) All visible easements; 6) All matters appearing on the plan of record, including by not limited to those of record in Book 5200, Page 96; 7) All applicable government and zoning regulations.

This is improved ( X) property known as **637 Rehnea Drive, Old Hickory, Tennessee 37138**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 my hand this 6th day of August, 2021.**

BY: Frances Mullican by C. Armistead Conservator
Frances Mullican, by Cathryn Armistead, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Cathryn Armistead, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Conservator for Frances Mullican and she is authorized by Frances Mullican and court order, to execute this instrument on her behalf.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of August, 2021.

Teresa Morgan
NOTARY PUBLIC

TERESA MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

My commission expires: 7/3/2023

**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).

Taylor Hutson
Affiant Signature

9/7/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 7th day of Sept., 2021.

Janet S. Hinrichs
Notary's Signature

JANET S. HINRICHS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-14-22

NOTARY'S SEAL

MY COMMISSION EXPIRES: _____