Karen Johnson Davidson County
Batch# 730686 DEEDWARR
10/05/2021 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20211005-0133933

WARRANTY DEED

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025

State of Tennessee
County of _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 6/2/25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ARVM 5, LLC	NEW OWNER	052130b10600CO
(NAME)	(NAME)	
5001 Plaza On The Lake, #200		
(ADDRESS)	(ADDRESS)	
Austin TX 78746		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christy M. Johnson,** 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:

A certain tract or parcel of land located in Davidson county, Tennessee, described as follows to wit:

Being Unit No. 144 of the First revision of the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 1, of record in Book 9700,page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Christy M Johnson, by deed of record in Book 11145, page 714, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2355 Benay Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 1st day of October, 2021.

Christy M. Johnson

State of Tennessee
County of Davidson

Personally appeared before me Christy M. Johnson, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of October, 2021.

Notary Public
My Commission Expires: _____

File No.: 15934

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

Tennessee Certification of Electronic Document

I, Tammy Robinson, 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 October1, 2021 date of document).

Tammy Robinson
Affiant Signature

10/4/2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 4 day of Oct, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 6/2/25

NOTARY'S SEAL

ARIAN FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMMISSION EXPIRES: JUNE 2, 2025