Karen Johnson Davidson County
Batch# 738724 DEEDWARR
10/18/2021 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $995.30
20211018-0139634

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

WARRANTY DEED

Effective as of **15th day of September, 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, **Marlaina Hawks, unmarried,** 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:

Lot 120, Section Nine, Village by the Creek, as shown on plat of record in Plat Book 7900, Page 669, amended in Book 9368, Page 998, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rosa L. Lee by Warranty Deed from Universal Builders, LLC of record in Book 10619, Page 694, in the Register's Office of Davidson County, Tennessee, dated September 12, 1997 and recorded September 24, 1997. The said Rosa L. Lee having since died on March 10, 2016. See Affidavit of Heirship in Instrument No. 20190410-0032832. And Affidaivit of Heirship in instrument No. 20211014-0139374 in the registers office of Davidson County, Tennessee

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Nine, Village by the Creek, as recorded in Plat Book 7900, Page(s) 669 as amended in Book 9368, Page 998. but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). all of record in the Register's Office of **Davidson County**, Tennessee; together with the **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 **Davidson** County, State of Tennessee on this the 11 day of September, 2021

GRANTORS:

Marlaina Hawks

Marlaina Hawks

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Marlaina Hawks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath or affirmation that they executed the within instrument of their own free act and deed for the purposes therein contained.

WITNESS my hand and seal, at office in State and County named herein on this 11 day of Sept. 2021.

M. L. HALTERMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

M. L. Halterman

Notary Public

My Commission Expires:

11/6/24

New Owner Name and Address to:
ARVM 5, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Property Address:
3328 Valley Creek Lane
Nashville, TN 37207

Mail tax bills to:
ARVM 5, LLC
5001 Plaza On The Lake #200
Austin, TX 78746

Parcel I.D. Numbers: 050-11-0-094.00

STEVIE FRIESTH
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 05-08-23

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 $269,000.00

AFFIANT

Subscribed and sworn to before me this 15 day of September, 2021

NOTARY PUBLIC

Commission expires: 05/08/2023

Tennessee Certification of Electronic Document

I, Tammy Rivers, 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 September 15, 2021 (date of document).

Tammy Rivers
Affiant Signature

10-13-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 13th day of Oct., 2021.

Janet S. Hinrichs
Notary's Signature

MY COMMISSION EXPIRES: 3/14/22

NOTARY'S SEAL

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