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

Karen Johnson Davidson County
Batch# 738870 DEEDWARR
10/18/2021 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,172.90
20211018-0139832

WARRANTY DEED

Effective as of **13th day of October, 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, **Marco Pratt, and Ciya Pratt, 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 Davidson County, State of Tennessee, and described as follows:

Being Lot No. 28, on the Plan of Northbrook Subdivision, Phase Two, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for more complete description.

Being the same property conveyed to Marco Pratt and Ciya Pratt, by Special Warranty Deed from LaSalle Bank National Association as Trustee, of record in Instrument No. 20080319-0027727, in the Register's Office of Davidson County, Tennessee, dated February 14, 2008 and recorded on March 19, 2008.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northbrook Subdivision, Phase Two, as recorded in Plat Book 9700, Page(s) 769. all of record in the Register's Office of **Davidson County**, Tennessee; together with the **2022 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 12th day of October, 2021

GRANTORS:

Marco Pratt

Ciya Pratt

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Marco Pratt and Ciya Pratt, 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 12th day of October 2021.

Notary Public

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires:

3-17-24

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3917 Patton Hill Road Nashville, TN 37207 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 050 07 0 133.00	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 $ 317,000.00 AFFIANT Subscribed and sworn to before me this 14 day of October, 2021 NOTARY PUBLIC Commission expires: 6/2/25

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

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 October 13, 2021 (date of document).

Affiant Signature

10/14/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14 day of october, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/08/2023

NOTARY'S SEAL

