Karen Johnson Davidson County
Batch# 739743 DEEDWARR
10/20/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20211020-0140542

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 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, **Vladan Seidl, and Sheila R. Seidl 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:

> Land in Davidson County, Tennessee, being all of Lot No. 381 on the Plan of Sherwood Forest, Section Four, of record in Plat Book 4460, Page 182-183, Register's Office for said County, to which reference is made for a more complete and accurate description of said lot.
>
> Being the same property conveyed to Vladan Seidl and Sheila Seidl, by Special Warranty Deed from The Bank of New York, as trustee for the holders of the EQCC Asset Backed Certificates, Series 2001-2, of record in Instrument No. 20050407-0038305, in the Register's Office of Davidson County, Tennessee, dated March 16, 2005 and recorded on April 07, 2005.

This property is unencumbered except restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four Sherwood Forest, as recorded in Plat Book 4460, Page(s) 182 & 183. Book 4704, Page 448. 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 13 day of October, 2021

GRANTORS:

Vladan Seidl

Sheila R. Seidl

STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Vladan Seidl and Sheila R. Seidl, 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 13 day of October 20 21.

Notary Public

JAMIE HINCHMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Nov. 8, 2021

My Commission Expires:

Nov. 8, 2021

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

Property Address:
4872 Shasta Drive
Old Hickory, TN 37138

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

Parcel I.D. Numbers: 065 05 0 003.00

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

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 $ 276,000.00

AFFIANT

Subscribed and sworn to before me this 14 day of October, 2021

NOTARY PUBLIC

Commission expires: 6/2/25

Tennessee Certification of Electronic Document

I, Tammy Robuvis, 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 15, 2021 (date of document).

Tammy Robuvis
Affiant Signature

10-18-2021
Date

State of TN

County of Shelby

Sworn to and subscribed before me this 18 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 05/08/2023

NOTARY'S SEAL

