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# 742066 DEEDWARR
10/22/2021 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $976.80
20211022-0142562

WARRANTY DEED

Effective as of **19th 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, **James C. Cowan III, and Joshua J. Cowan, 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:

Land in Davidson County, Tennessee, being Lot 153, Section Three, Bordeaux Hills, as shown on plat of record in Plat Book 3600, Page 34, in the Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James C. Cowan, III and Joshua J. Cowan, unmarried by Quitclaim Deed from James C. Cowan, III, unmarried, of record in Instrument No. 20190904-0088950, in the Register's Office of Davidson County, Tennessee, dated August 30, 2019 and recorded September 4, 2019.

Being the same property conveyed to James C. Cowan, III, unmarried by Warranty Deed from Elliot Melinchamp, Jr., a married person, of record in Instrument No. 20190620-0059287, in the Register's Office of Davidson County, Tennessee, dated June 14, 2019 and recorded June 20, 2019.

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other applicable matters shown of record, in the Register's Office of Davidson County, Tennessee. 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 19 day of October, 2021

GRANTORS:

James C. Cowan III

Joshua J. Cowan

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared James C. Cowan III and Joshua J. Cowan, 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 19 day of October 2021.

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
07/09/2024

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 3234 Lagrange Drive Nashville, TN 37218 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 080 08 0 180.00	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 $ 264,000.00 AFFIANT Subscribed and sworn to before me this 19 day of October, 2021 NOTARY PUBLIC Commission expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Stephanie Tremmel 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 19, 2021 (date of document).

Stephanie Tremmel
Affiant Signature

10/21/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 10th day of October, 2021.

Karri S. Coffman
Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

KARRI S. COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY, TN
My Comm. Exp. 03-13-22