Karen Johnson Davidson County
Batch# 749694 DEEDWARR
11/04/2021 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.18
20211104-0147782

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 **29th 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, **Camillia Andrea Cooksey, and Harold Cannon, 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 Lot No. 56 on the Plan of Heritage View Subdivision, Section Two of record in Plat Book 7900 at Page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Camillia Andrea Cooksey, by Quitclaim Deed from Marshall E. Cooksey and Emma J. Cooksey, Trustees of the Marshall E. Cooksey and Emma J. Cooksey Revocable Living Trust dated December 27, 2005, of record in Instrument No. 20190524-0049591, in the Register's Office of Davidson County, Tennessee, dated May 21, 2019 and recorded on May 24, 2019.

This property is unencumbered except restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Heritage View Subdivision, Section Two, as recorded in Plat Book 7900, Page(s) 37and in Book 8076, Page 147 and Reinstatement of Covenants in Book 8592, Page 433, 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 27 day of October, 2021

GRANTORS:

Camillia A Cooksey
Camillia Andrea Cooksey

Harold Cannon
Harold Cannon

STATE OF TN

COUNTY OF Davidson

BEFORE ME, the undersigned Notary Public in and for the State and County mentioned, personally appeared Camillia Andrea Cooksey and Harold Cannon, 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 27 day of October 2021.

LINDSAY M. BLAKELY
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

Notary Public

My Commission Expires:

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1541 Heritage View Boulevard Madison, TN 37115 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 042 08 0 174.00	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 $ 271,400. AFFIANT Subscribed and sworn to before me this 29 day of October, 2021 NOTARY PUBLIC Commission expires: 6/2/25

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

Tennessee Certification of Electronic Document

I, Stevie Friesth, 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 29, 2021 (date of document).

Affiant Signature

11/01/2021
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 1st day of November, 2021.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

STEPHANIE TREMMEL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY