WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00.

Stephen Wardall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1/9/24
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 01-09-2024

Y-RCO-21-1119-2

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ARVM 5, LLC	**New Owner**	
(NAME) **5001 Plaza on the Lake**	(NAME)	**043-01-0-299.00**
(ADDRESS) **Austin, TX 78746**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASH4YOURHOME, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARVM 5, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Revision No. 1 Final Plat for Section 1, Shannon Place Subdivision of record in Plat at Instrument No. 20000918-0092708, and Instrument No. 20001010-0100379, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Lee Pierce by Successor Trustee's deed from Bell Title & Escrow, Inc of record in Instrument No. 20090430-0039374 Register's Office for Davidson County, Tennessee, dated April 28, 2009 and recorded on April 30, 2009.

Being the same property conveyed to Cash4YourHome, LLC, a California Limited Liability Company by Warranty Deed from Michael Lee Pierce of record in Instrument No. 20211108-0149003 Register's Office for Davidson County, Tennessee dated November 1, 2021 and recorded on November 8, 2021.

This conveyance is subject to:
- Taxes for the year 2021, a lien paid in full.
- Subject to all matters shown on the Plan of record as Instrument Number 20000918-0092708 and Instrument No. 20001010-0100379, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 11416, Page 873, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **1119 Palmer Ave, Madison, Tennessee 37115**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Karen Johnson Davidson County
Batch# 750805 **DEEDWARR**
11/08/2021 01:54:51 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20211108-0149003

Witness my/our hand(s) this the 2nd DAY OF NOVEMBER, 2021.

Cash4YourHome, LLC

BY: _____
Ahmed Helaly
Chief Executive Manager

STATE OF FL
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AHMED HELALY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF EXECUTIVE MANAGER of CASH4YOURHOME, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF EXECUTIVE MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of November, 2021.

_____ Valerie Dalilah Ruiz
Notary Public
My Commission Expires: August 6, 2024
(SEAL)

VALERIE DALILAH RUIZ
Notary Public - State of Florida
Commission # HH 29841
My Comm. Expires Aug 6, 2024
Bonded through National Notary Assn.

RETURN TO:
Rudy Title and Escrow, LLC
608 Shelby Avenue
Nashville, TN 37206