Karen Johnson Davidson County
Batch# 777568 DEEDWARRSP
12/21/2021 03:58:30 PM 7 pgs
Fees: $38.00 Taxes: $1,046.51
20211221-0168772

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PREPARED BY/RETURN TO:
BCHH, Inc. c/o Ashley Resko, Esq.
181 Montour Run Rd
Coraopolis, PA 15108
412-453-7430, aresko@bchhinc.com

MAIL TAX STATEMENTS TO:
AMNL ASSET COMPANY 2 LLC
5001 Plaza on the Lake
Suite 200
Austin, TX 78746

SPECIAL WARRANTY DEED

THIS DEED, made to be effective as of the 15th day of December, 2021, is made and entered into by and between **ARVM 5, LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantor*"), and **AMNL ASSET COMPANY 2 LLC**, whose tax mailing address is *5001 Plaza on the Lake, Suite 200, Austin, TX 78746* ("*Grantee*").

GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys, with covenants of special warranty, unto Grantee, the following real property lying and being in the County of Davidson, in the State of Tennessee, to-wit:

[See attached Exhibit "A" – Legal Description(s)]

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

SUBJECT TO all legal highways; zoning, building and other laws, ordinances and regulations; real estate taxes and assessments not yet due and payable; rights of tenants in possession; and the Permitted Exceptions identified on Exhibit "B" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee forever.

GRANTOR will warrant and defend against all lawful claims of all persons claiming by, through or under Grantor, and no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED by the undersigned this 7th day of December, 2021.

GRANTOR:

ARVM 5, LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Michelle Giegling
Its: Authorized Signor

STATE OF VIRGINIA §
§
COUNTY OF CHESTERFIELD §

The foregoing instrument was acknowledged before me this 7th day of December, 2021, by Michelle Giegling, as Authorized Signor of Main Street Renewal LLC, the Authorized Signor of ARVM 5, LLC, who ☒ is personally known to me, or ☐ has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

03/31/2024
My Commission Expires

OATH OF VALUE

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $282,891.85, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

AMNL ASSET COMPANY 2 LLC

By: Main Street Renewal LLC
Its: Authorized Signor

By: _____
Michelle Giegling
Its: Authorized Signor

STATE OF VIRGINIA §
§
COUNTY OF CHESTERFIELD §

Subscribed and sworn to before me on this 7th day of December 2021, by Michelle Giegling, as Authorized of Main Street Renewal LLC, the Authorized Signor of AMNL ASSET COMPANY 2 LLC.

CHELSEY B KIDD
NOTARY PUBLIC
REG. #7674012
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2024

_____
(Signature of Notary Public)

_____
Official/Notarial Seal

03/31/2024
My Commission Expires

Exhibit "A"
Legal Description(s)

TRACT 1:

BEING Lot 9 on the plan of SECTION 7, ANTIOCH PARK, of record at Plat Book 5200, Page 87, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot 9 fronts 69.0 feet on the westerly margin of Benzing Road extends back 217.13 feet on the northerly line and 248.00 feet on the southerly line to a dead line in the rear, measuring 50.38 feet thereon.

BEING the same property conveyed to Grantor by deed recorded 07/14/2021 at Instrument 20210714-0094762 in said Register's Office.

COMMONLY KNOWN AS:	116 Benzing Rd, Antioch, TN 37013
PARCEL ID:	162 07 0 154.00
TITLE FILE NO:	SRNYL-9TN0001

Exhibit "B"
Permitted Exception(s)

AS TO TRACT 1 (116 BENZING RD, ANTIOCH, TN 37013) ONLY:

(1) All matters as referenced on the map(s)/plat(s) recorded at Plat Book 5200, Page 87, in the Register's Office of Davidson County, Tennessee.

(2) Term(s), provision(s), obligation(s), covenant(s), condition(s) and/or restriction(s) as set forth in instrument(s) recorded at Book 5351, Page 111, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Lloyd E Jones Jr., 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 December 15, 2021 (date of document).

Affiant Signature

12-15-2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 15th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: April, 2, 2025

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
MIKE A KRIVOSKI - Notary Public
Allegheny County
My Commission Expires April 2, 2025
Commission Number 1391157