Prepared by and return to:
Stevie Friesth, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave, Suite 801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 810995 DEEDWARR
02/24/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20220224-0021104

WARRANTY DEED

Effective as of **11th day of February, 2022,** 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, **David W. Cummins, a single man** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **ARVM 5, LLC, a Delaware Limited Liability Company** 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. 4 on the Plan of Section One, Lakewood Village, RS10 Residential P.U.D., of record in Plat Book 9700, Page 555, and Boundary Plat of record in Book 9700, Page 464 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to David W. Cummins, by Special Warranty Deed from Homecomings Financial LLC fka Homecomings Financial Network Inc, a corporation organized and existing under the laws of the United States, of record in Instrument No. 20080128-0008340, in the Register's Office of Davidson County, Tennessee, dated December 20, 2007 and recorded on January 28, 2008.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulation; 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.

Rutherford

WITNESS the Grantor's hand in ~~Davidson~~ County, State of Tennessee on this the 10th day of February, 2022

GRANTORS:

David W. Cummins

STATE OF TN
COUNTY OF Rutherford

On this 10th **day of** February, **2022, before me personally appeared David Cummins, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.**

Witness my hand, at office, this 10th **day of** February, **2022.**

ADRIANITA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires MAR. 15, 2025

Notary Signature
My commission expires: 3/15/2025

New Owner Name and Address to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Property Address: 1900 Port James Circle Antioch, TN 37013 Mail tax bills to: ARVM 5, LLC 5001 Plaza On The Lake #200 Austin, TX 78746 Parcel I.D. Numbers: 165 09 0A 004.00	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 319,000.00 AFFIANT Subscribed and sworn to before me this 11 day of February, 2022 NOTARY PUBLIC Commission expires: 05/08/2023

STEVIE FRIESTH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm. Exp. 05-08-23

STEVIE FRIESTH STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN My Comm.

Tennessee Certification of Electronic Document

I, Richard Alvarez, 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 February 11, 2022 (date of document).

Affiant Signature

2/14/2022
Date

State of Tennessee

County of Shelby

Sworn to and subscribed before me this 14th day of February, 2022.

Stephanie Tremmel
Notary's Signature

MY COMMISSION EXPIRES: May 8, 2023

NOTARY'S SEAL

