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Karen Johnson Davidson County
Batch# 817908 DEEDQC
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Fees: $22.00 Taxes: $0.00
20220309-0026674

THIS INSTRUMENT PREPARED BY:
Jonathan R. Burns, Esq.
SPENCER FANE BONE MCALLESTER
Nashville City Center
511 Union Street, Suite 1000
Nashville, Tennessee 37219

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
AR Ventures LLC Series 6 5 Agincourt Way Brentwood, TN 37027	Same	107-14-0-136

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALESSANDRO RUSTIONI** ("Grantor"), does hereby transfer, release, relinquish, quitclaim and convey unto **AR VENTURES LLC SERIES 6, a Tennessee limited liability company,** hereinafter "Grantee", its successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 138 on the Plan of Miro Meadows, as shown by plat of record in Book 1424, pages 94 and 95, Registers office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Said Lot No. 138 described as follows: Beginning at a point in the easterly margin of Kipling Drive, the common corner of Lots Nos. 137 and 138; thence with the line between said lot easterly 143 feel to a point, the common comer of said Lots and Lots No's 114 and 113; thence with the line between lots No's 113 and 138, northerly 75 feet to the southerly margin of Kent Place; thence with the margin of the samet westerly 123 feet to the beginning or a curve; thence around said curve, southwesterly 31.42 feet to a point in the easterly margin of Kipling Drive; thence with the same, southwardly 55 feet to the point of beginning.

BEING the same property conveyed to Alessandro Rustioni by Warranty Deed from Rebuilt Realty LLC, a Kentucky limited liability company, of record in Instrument No. 20190410-0032747, in the Register's Office for Davidson County, Tennessee.

This property is commonly known as 1000 Kipling Drive, Nashville, TN 37217.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainaget and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the Property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be dated and effective this 14 day of FEBRUARY, 2022.

GRANTOR:

ALESSANDRO RUSTIONI

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ALESSANDRO RUSTIONI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14 day of February, 2022.

Stephanie O'Neal
Notary Public

My Commission Expires: 1-16-2025

STEPHANIE O'NEAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-16-2025

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEE AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Affiant

Subscribed and sworn to before me,
this 14th day of February, 2022.

Melissa A. Nesbitt
NOTARY PUBLIC

My Commission Expires: 5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

CERTIFICATE OF AUTHENTICITY

I, Sam J. McAllester, Esq., 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 14, 2022 (date of document).

Affiant Signature

February 15, 2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15th day of February, 2022.

Notary's Signature

My Commission Expires: 5-5-2025

MELISSA A. NESBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025